

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
FEBRUARY 17, 2015, 5:00 P.M.
WORK SESSION AGENDA**

Staff will present the following items:

1. Discuss, as may be needed, Regular Meeting agenda items for the meeting posted for Tuesday, February 17, 2015.
2. Discuss future UDC amendments to Articles 5, 7, and 11 relating to HUD-Code Manufactured Homes.
3. Receive and discuss the Planning Director's Report containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code (UDC).

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
CITY COUNCIL CHAMBERS, 2ND FLOOR
FEBRUARY 17, 2015, 5:30 P.M.
REGULAR MEETING AGENDA**

1. _____ Invocation
2. _____ Pledge of Allegiance

A. CONSENT ITEMS

All items listed under this section, Consent Agenda, are considered to be routine by the Planning & Zoning Commission and may be enacted in one motion. If discussion is desired by the Commission, any item may be removed from the Consent Agenda at the request of any Commissioner and will be considered separately.

Item 1: [Approval of Minutes](#): Work session and the regular meeting of February 2, 2015.

B. ACTION ITEMS

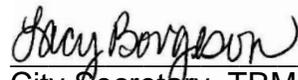
Item 2: [I-FY-15-02](#) – Consider adopting a Resolution authorizing an Appeal of Standards in Section 6.75(j) of Unified Development Code related to a maximum sign height of 25 feet in the I-35 Corridor Overlay Zoning District for a proposed 35-foot tall pylon sign at 5710 S. General Bruce Drive.

C. REPORTS

Item 3: Receive and discuss the [Planning Director's Report](#) containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code. ***(continued, if not completed in Work Session)***

SPECIAL ACCOMMODATIONS: Persons with disabilities who have special communication or accommodation needs and desire to attend the Planning Commission Meeting should notify the City Secretary's Office by mail or telephone 48 hours prior to the meeting date. Agendas are posted on Internet Website <http://www.ci.temple.tx.us>. Please contact the City Secretary's Office at 254-298-5700 for further information.

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 8:45 AM, February 11, 2015.



City Secretary, TRMC
City of Temple

I certify that this Notice of Meeting Agenda was removed by me from the outside bulletin board in front of the City Municipal Building on _____ day of _____ 2015.

_____ Title _____

**PLANNING AND ZONING COMMISSION
FEBRUARY 2, 2015
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT

Chair Greg Rhoads

COMMISSIONERS:

James Staats
Patrick Johnson
Omar Crisp

Blake Pitts
David Jones
Lester Fettig

PLANNING AND ZONING MEMBERS ABSENT:

Tanya Mikeska-Reed

Will Sears

STAFF PRESENT:

Brian Chandler, Director of Planning
Trudi Dill, Deputy City Attorney
Beverly Zendt, Assistant Director of Planning
Mark Baker, Planner
Mary Maxfield, Planning Technician
Leslie Evans, Planning Technician
Vicki McMahon, Administrative Assistant

The agenda for this meeting was posted on the bulletin board at the Municipal Building, January 29, 2015 at 2:20 p.m. in compliance with the Open Meetings Law.

The following is a summary of the proceedings of this meeting. It is not intended to be a verbatim translation.

Chair Rhoads called Meeting to Order at 5:30 P.M.

Invocation by Commissioner Staats; Pledge of Allegiance by Commissioner Johnson.

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of January 5, 2015.

Approved by general consent.

B. ACTION ITEMS

Item 2: Z-FY-15-05 – Hold a public hearing to discuss and recommend action on a rezoning from Two Family Dwelling District (2F) to General Retail District (GR) on Lot 4, Block 3, Moore's Knight Addition, located at 111 South 33rd Street.

Ms. Beverly Zendt, Assistant Director of Planning, stated the applicant was Blaine Dunlap on behalf of JTREO, Inc. This item is scheduled to go before City Council for first reading on March 5, 2015, and second reading on March 19, 2015.

This lot is approximately 7,565 square feet and located at 111 South 33rd Street. The current zoning is Two-Family Dwelling (2F) and the applicant is requesting a rezoning to General Retail (GR). This lot is one of three lots upon which a Home for the Aged was previously operated and the building straddles all three lots. The other two lots are zoned GR.

The applicant has indicated an interest in reestablishing a Home for the Aged at this location and the use is allowed by right in GR.

The Future Land Use and Character Map designate this area as Auto-Urban Commercial and the property is surrounded by mostly Auto-Urban Commercial.

General facts about Auto-Urban Commercial and the Future Land Use and Character Map:

- The Comprehensive Plan identifies this as the dominant character pattern of the city;

- Most commonly associated with auto-oriented strip centers and smaller commercial sites;

- Located along major roadways;

- Fast-food restaurants, gas stations, big boxes, and shopping centers of various sizes are the most common;

- Should be accompanied by higher landscape surface area, better landscaping along frontages, and parking;

- Build to line rather than large setbacks; and

- General retail is compatible with this land use character area.

The subject property is located between I-35 and a major arterial (South 31st Street) and there are no plans for a new roadway in the general area. Thirty-Third Street is considered a local street.

A proposed community wide connector trail is planned east of South 31st Street but not in the general area. There are no sidewalks in this area.

The subject property is served by existing water and sewer. A six-inch sewer line and six-inch water line serve the area.

Surrounding properties include Two Family (2F) to the north, vacant property to the south (recently platted for O'Reilly Addition) zoned GR, storage use to the west zoned GR, and a pet service to the east zoned GR.

GR allowed and prohibited uses and dimensional standards are given.

Additional development standards (minimum) would include:

Parking required per UDC Section 7.5: Off Street Parking and Loading

Off Street – on site or

Off Street - within 150 of the building or structure

Screening and Signage

Refuse containers – located to rear or side service area (UDC Section 7.7.6)

New signage must comply with UDC Section 7.6: Signs

No grandfathering of any signage would be allowed for the property.

The request complies with the Future Land Use and Character Map, surrounding uses and zoning, availability of public services, and the Thoroughfare Plan / Trails Master Plan.

Twenty notices were mailed out with one returned in agreement and zero in opposition.

Staff recommends Approval of the request for a rezoning from Two-Family Dwelling (2F) to General Retail (GR).

Ms. Zendt explained to the Commission that this use is what the applicant has indicated he would like to do. If the applicant proceeds with reestablishing the facility, parking would have to be provided for off-site (one parking space per every six beds or rooms). Staff would need to wait for the use and permits to come in and at that point compliance would need to be met. The applicant has been made aware of this matter.

Home for Aged is considered a residential facility.

Chair Rhoads opened the public hearing.

Ms. Roswitha Johnson Thorn, 105 S. 33rd Street, Temple, Texas, asked if she was going to lose her house. Ms. Zendt replied no, this was just a rezoning for the lots of the

old home for the aged. Ms. Zendt informed Ms. Thorn that this was her opportunity to express either her support or opposition to the rezoning.

Ms. Thorn stated she did not think she would want the facility there. The building is very old and in very bad shape.

There being no further questions, the public hearing was closed.

Ms. Zendt added that the property is in a state of disrepair. Before any occupancy certificate or license could be obtained, the property would need to be brought up to all current codes.

Mr. Brian Chandler, Director of Planning, added that the residential use (Ms. Thorn) would be adjacent to what would become a GR property. Since a Home for the Aged is considered a residential use as well it would not trigger buffering and screening requirements. However, if a traditional GR use were put in, buffering and screening requirements would be triggered adjacent to Ms. Thorn's property (or other residential properties).

Commissioner Fettig made a motion to approve Item 2, and Commissioner Crisp made a second.

Motion passed: (7:0)

Commissioners Mikeska-Reed and Sears absent

C. REPORTS

Item 3: Receive and discuss the **Planning Director's Report** containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code. ***(continued, if not completed in Work Session)***

There being no further business, the meeting was adjourned at 5:52 p.m.

Respectfully submitted,
Leslie Evans

**PLANNING AND ZONING COMMISSION
MONDAY, FEBRUARY 2, 2015
5:00 P.M.
WORK SESSION**

PLANNING AND ZONING MEMBERS PRESENT

Chair Greg Rhoads

COMMISSIONERS:

James Staats
David Jones
Lester Fettig

Blake Pitts
Patrick Johnson
Omar Crisp

PLANNING AND ZONING MEMBERS ABSENT:

Tanya Mikeska-Reed

Will Sears

STAFF PRESENT:

Brian Chandler, Director of Planning
Trudi Dill, Deputy City Attorney
Beverly Zendt, Assistant Director of Planning
Tammy Lyerly, Senior Planner
Mark Baker, Planner
Leslie Evans, Planning Technician
Vicki McMahan, Administrative Assistant

The agenda for this meeting was posted on the bulletin board at the Municipal Building in compliance with the Open Meetings Law.

The following is a summary of the proceedings of this meeting. It is not intended to be a verbatim translation.

With a quorum present, Chair Rhoads opened the work session at 5:00 p.m. and asked Mr. Brian Chandler, Director of Planning, to proceed.

Mr. Chandler stated the one lot for the rezoning case was zoned SF while the other two lots were zoned appropriately for assisted living. Ms. Beverly Zendt explained they did not want to expand but to bring the use back and reopen a home for the aged. The applicant was advised to rezone all of the parcels since the use has been discontinued for some time.

Ms. Zendt explained that a home for the aged was allowed by right in a GR district and the other two parcels are already zoned GR so it would be consistent. The building straddles all three parcels but only two of the parcels were appropriately zoned.

As far as Staff is aware, the current owner is not the same as the previous owner.

The representative stated he would not be able to attend tonight's meeting.

Mr. Chandler briefly covered the Director's Report. March 2nd agenda will be a longer meeting since there is an I-35 appeal for Caliber Collision sign height, a rezoning case in Northcliffe HOA, the Thoroughfare Plan amendments, and more text amendments.

Caliber Collision is an existing building located south of Midway near the 5800 block of South General Bruce Drive. They do not have a free standing sign now.

The next scheduled February meeting for P&Z will be held on Tuesday, February 17th since Monday is a holiday.

Mr. Chandler will also present the Annual Report at the P&Z February 17, 2015 meeting. Traditionally, the P&Z Chair has presented the Annual Report to the City Council. Chair Rhoads agreed to present the report at City Council on March 5th

The Development Review Guide has been placed on the Temple website. Additional suggestions are always welcomed.

The Killeen Temple Metropolitan Planning Organization (KTMPO) will host an APA short course for elected and appointed officials which is basically designed for P&Z members throughout the state. Two different dates are suggested: Friday, March 6th and Friday, March 13th. The Planning Department will cover the attendance costs. The course will be held at KTMPO, Council of Government's building (the old Walmart), from 10:00 a.m. to 4:00 p.m. All Commissioners were encouraged to attend if possible.

It was agreed that March 6th would be better since March 13th is Spring Break weekend.

Mr. Chandler stated the focus would be zoning processes and platting. The assembled team would consist of members with extensive P&Z experience which would provide lots of opportunity for dialogue. No program is available yet.

Walgreens will not be coming to Temple and presumably will be selling the property and new building at Adams and 31st Street.

Mr. Chandler explained the eastern portion of Prairie View (near the school) is completed. The western portion is an alignment that is currently under design.

Brief discussion regarding CIPs. SH 317 to Adams has been funded.

There being no further discussion, Chair Rhoads adjourned the meeting at 5:22 P.M.



PLANNING AND ZONING COMMISSION AGENDA ITEM

2/17/15
Item 2
Regular Agenda

APPLICANT: Robert McDonald, Cree Industrial Arts

CASE MANAGER: Brian Chandler, Director of Planning

ITEM DESCRIPTION: I-FY-15-02 – Consider adopting a Resolution authorizing an Appeal of Standards in Section 6.75(j) of Unified Development Code related to a maximum sign height of 25 feet in the I-35 Corridor Overlay Zoning District for a proposed 35-foot tall pylon sign at 5710 S. General Bruce Drive.

The applicant has requested an appeal to the following Overlay signage standards to allow for one freestanding pylon sign:

1. Sec. 6.7.5.J.1 – Pylon Sign Height: 25 feet---Requesting 35 feet

STAFF RECOMMENDATION: Staff recommends approval of the appeal as submitted for the following reasons:

- The southern edge of the property is the only location that would not impede traffic circulation or conflict with overhead utilities.
- The 35-foot height would ensure visibility above the Caliber Collision building, as well as above the neighboring 5806 S. General Bruce Drive roofline.
- The proposed height would also assist south-bound I-35 customers with locating Caliber Collision prior to making the proper Midway Exit, since the business is located approximately 2200 feet from the beginning of the exit ramp
- According to Sec. 7.6 of the general sign code, the purpose is for:
 - Customers and other persons may locate a business or services;
 - A person or group is not arbitrarily denied the use of the sight lines from the public street right-of-way for communication purposes.

ITEM SUMMARY: The project is located in the Freeway Retail/Commercial Sub-District of the I-35 Corridor Overlay District.

All new signage in the Overlay must conform to Sec. 6.7.j of the Unified Development Code (UDC). Other than height, the proposed signage meets all of the other standards for “pylon” signs shown in the table below:

I. Permitted Sign Types

The table below establishes the sign types and standards that are permitted.

Use	Sign Type	Max. Number of Sign Faces	Max. Height	Max. Area (per sign face)	Min. Setback (from property line)	Min. Spacing Between Signs
All Permitted Uses	Wall Sign	1 per public façade (max. 2)	NA (no projection above building)	10% of façade face or 300 sq ft max (whichever is greater)	NA	NA
All Permitted Uses	Window Sign	NA	NA	20% of window area	NA	NA
All Permitted Uses	Monument Sign	2	8'	50 sq ft	0'	25'
All Permitted Uses	Pylon Sign	2	25'	200 sq ft	10'	50'
Travel Related Uses (Fuel Sales, Overnight Accommodations, and Restaurant Uses)	Pylon Sign	2	40'	300 sq ft	15'	100'
Multi-Tenant Site	Monument Sign	2	10'	65 sq ft	0'	25'
Multi-Tenant Site	Pylon Sign	2	40'	400 sq ft	15'	300'

Most Recent Sign Height Appeal Request

A similar request by Trnum Goodyear (5507 S. General Bruce Drive) was denied by City Council for a 35-foot tall sign in 2014, which included a staff recommendation for denial and a P&Z recommendation of approval. The proposed location for that sign was also on the same side of the highway and at the same exit (Midway Exit). While staff recommended denial for that sign height appeal, it is staff’s interpretation that a 25-foot sign provided adequate visibility, especially considering that Goodyear is located just to the right of the exit ramp. Caliber Collision, however, is located further south along the frontage road and, therefore, staff’s interpretation is that the additional 10 feet in height would also help provide needed visibility for a south-bound I-35 traveler trying to make the proper exit to visit the business.

According to Sec. 7.6, which are the general sign standards from the UDC, the purpose of the sign code is to “promote the efficient transfer of information in sign messages so that:

1. Those signs that provide messages and information most needed and sought by the public are given priorities
2. Businesses and services may identify themselves;

3. Customers and other persons may locate a business or services;
4. A person or group is not arbitrarily denied the use of the sight lines from the public street right-of-way for communication purposes.”

FISCAL IMPACT: N/A

ATTACHMENTS:

Application
Aerial Site Plan
Sign Specifications
Photos
Site Line Aerial

City of Temple Universal Application

(Incomplete applications will not be accepted)

- | | | |
|--|---|---|
| <input type="checkbox"/> Sketch Plan | <input type="checkbox"/> Zone Change | <input type="checkbox"/> Appeal of Administrative Decision |
| <input type="checkbox"/> Plat Vacation | <input type="checkbox"/> Conditional Use Permit (CUP) | <input type="checkbox"/> Residential Masonry Exception |
| <input type="checkbox"/> Minor or Amending Plat | <input type="checkbox"/> Planned Development (PD) | <input type="checkbox"/> Nonresidential Masonry Exception |
| <input type="checkbox"/> Preliminary Plat | <input type="checkbox"/> PD Site Plan | <input type="checkbox"/> Park, Facility or Street Renaming |
| <input type="checkbox"/> Final Plat | <input type="checkbox"/> I-35 Appeal | <input type="checkbox"/> Cost Sharing Offsite Participation |
| <input checked="" type="checkbox"/> Variance (Board of Adjustment) | <input type="checkbox"/> I-35 Site Plan Review | <input type="checkbox"/> Exception |
| <input type="checkbox"/> Abandonment | <input type="checkbox"/> TMED Site Plan Review | <input type="checkbox"/> Street Use License (SUL) |
| | <input type="checkbox"/> TMED Variances/Warrants | |

PROJECT INFORMATION:

Residential Commercial Property Platted Property Not Platted ETJ

Project Name: Caliber Collision Parcel(s) Tax ID# (Required): _____

Project Address (Location): 5710 S General Bruce Dr, Temple, TX 7650 Total Acres: _____

Lot: 1 Block: 1 Subdivision: Tranum Phase 8

Cabinet #: _____ Slide #: _____

Outblock (if not platted): _____

Brief Description of Project: Install new pylon sign w/ a request for increased height

Current Zoning Commercial # of Existing Lots _____ # of Existing Units _____

Proposed Zoning _____ # of Proposed Lots _____ # of Proposed Units _____

APPLICANT / CONTACT INFORMATION: (This will be the primary contact; please ensure email address is legible)

Name: Robert McDonald Company Name: Cree Industrial Arts

Address: 4301 W. William Cannon Rd. STE. B150 # 300 City: Austin State: TX Zip: 78749

Phone: 512 696 3013 Cell #: 512 696 3013 Fax #: _____

Email Address: robert@creeindustrialarts.com

PROPERTY OWNER INFORMATION:

Name: Darlo Sneed Company Name: _____

Address: _____ City: TEMPLE State: TX Zip: 76503

Phone: _____ Cell #: 254.534.3486 Fax #: _____

Email Address: genesneed@sbcglobal.net

DEVELOPER ENGINEER SURVEYOR INFORMATION: (Please ensure email address is legible)

Name: _____ Company Name: _____

Address: _____ City: _____ State: _____ Zip: _____

Phone: _____ Cell #: _____ Fax #: _____

Email Address: _____

VARIANCE / EXCEPTION / APPEAL DESCRIPTION: (Attach additional page if additional space is required)

Increase the height of the sign to 35'

City of Temple Universal Application

(Incomplete applications will not be accepted)

CHECKLIST

Item #	Adm. Inv.	CUP/PPD	Zone Change	State Plat	I-35	TMED							
Complete Universal Application	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Electronic copy (PDF) of all required materials submitted as hard copies (must be legible)	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Hard Copies for all submittals	9	2	1	9	2	2	2	2	2	1	1	1	1
Field Notes or Lot and Block Description	✓	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓
Site Plan Checklist		✓			✓	✓	✓	✓	✓				
Plat Checklist	✓			✓									
I-35 Checklist					✓	✓							
TMED Checklist							✓	✓					
Abandonment Checklist												✓	
SUL Checklist													✓
Site Plan		✓			✓	✓	✓	✓	✓	✓	*	✓	✓
Elevations		✓			✓	*	✓	*		✓			
Landscape Plan					*	*	*	*					
Lighting Plan					*	*	*	*					
Fee	✓	✓	✓	NA	NA	NA	NA	NA	✓	NA	NA	✓	✓
Survey												✓	✓

**May be required depending on nature of Appeal/Variance*

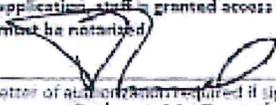
Total valuation of proposed improvements for project in 1st & 3rd/TMED/I-35: \$ _____

FEE SCHEDULE

Abandonment	\$100.00
Board of Adjustment (Variance)	\$ 75.00
*Preliminary/Final Plat	\$150.00 + \$3.00/lot (residential) or \$10.00/acre (nonresidential)
Street Use License (SUL) (renewed every 15 years)	\$150.00
*Zone Change/CUP/PPD/Site Plan	\$150.00 + \$3.00/acre unplatted

**The filing fee for a piece of property that is 3.125 acres in size would be a total of \$159.36 (\$150 - (\$3 x 3.12)). City staff uses the second decimal place when calculating a filing fee and does not round up or down.*

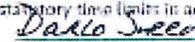
By signing this application, staff is granted access to your property to perform work related to your case. Each signature must be notarized.

SIGNATURE: 
(Letter of authorization required if signature is other than property owner)

Print or Type Name: Robert McDonald

For Plats Only: This waiver must be completed for all Plat applications; failure to do so will result in the rejection of your application.

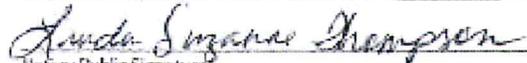
I waive the statutory time limits in accordance with Section 212 of the Texas Local Government code.

SIGNATURE: 
(Letter of authorization required if signature is other than property owner)

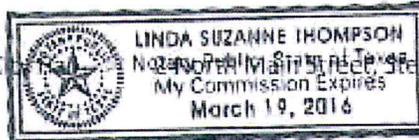
Print or Type Name: _____

Known to me to be the person whose name is subscribed to the above and foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration expressed and in the capacity there instated.

Given under my hand and seal of office on this 15th day of July, 2014.


Notary Public Signature

SEAL



CITY OF TEMPLE • Planning & Zoning • 102 • Temple, TX 76501

For Department Use Only

Project #: _____

Project Manager: _____

Total Fee(s): _____

Fee Credit: _____

Payment Method: _____

Submittal Date: _____

Accepted By: _____

Accepted Date: _____

Bell CAD

Property Search Results > 454577 SNEED, DARLO EUGENE for Year 2014

Property

Account

Property ID: 454577 Legal Description: TRANUM SUBDIVISION PHASE VIII, BLOCK 001, LOT 0001, ACRES 2.06
 Geographic ID: 0934594696 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: Mapsco:
 Neighborhood: Temple Map ID: 34C09
 Neighborhood CD: 70

Owner

Name: SNEED, DARLO EUGENE Owner ID: 775886
 Mailing Address: 5702 S GENERAL BRUCE DR % Ownership: 100.0000000000%
 TEMPLE, TX 76502

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$166,977	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$89,734	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$256,711	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$256,711	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$256,711	

Taxing Jurisdiction

Owner: SNEED, DARLO EUGENE
 % Ownership: 100.0000000000%
 Total Value: \$256,711

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	TAX APPRAISAL DISTRICT, BELL COUNTY	0.000000	\$256,711	\$256,711	\$0.00
CB	BELL COUNTY	0.421200	\$256,711	\$256,711	\$1,081.27
JTC	TEMPLE COLLEGE	0.203600	\$256,711	\$256,711	\$522.67
RRD	BELL COUNTY ROAD	0.029900	\$256,711	\$256,711	\$76.76
RSBIO	TEMPLE HEALTH AND BIOSCIENCE	0.022710	\$256,711	\$256,711	\$58.30
STEM	TEMPLE ISD	1.360000	\$256,711	\$256,711	\$3,491.27

TTE	CITY OF TEMPLE	0.586400	\$256,711	\$256,711	\$1,505.36
WCLW	CLEARWATER U.W.C.D.	0.004000	\$256,711	\$256,711	\$10.27
Total Tax Rate:		2.627810			
				Taxes w/Current Exemptions:	\$6,745.90
				Taxes w/o Exemptions:	\$6,745.88

Improvement / Building

Improvement #1: COMMERCIAL State Code: F1 Living Area: 1110.0 sqft Value: \$22,305

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
OFF	OFFICE	OFFA		1990	1110.0
OP.	OPEN PORCH	*		1990	360.0

Improvement #2: COMMERCIAL State Code: F1 Living Area: 1575.0 sqft Value: \$19,109

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
AUT	AUTO SERVICE	AUTE		1990	1575.0

Improvement #3: COMMERCIAL State Code: F1 Living Area: 10080.0 sqft Value: \$125,563

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
AUT	AUTO SERVICE	AUTE		1992	10080.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	COMM	COMMERCIAL	2.0600	89733.60	0.00	0.00	\$89,734	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	\$166,977	\$89,734	0	256,711	\$0	\$256,711

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/21/2013	1	WARRANTY DEED	TRANUM, JAMES E ETUX EVA MARIE	SNEED, DARLO EUGENE			201300027259
2	3/26/2013	4	SUBDIVISION	TRANUM, JAMES E ETUX EVA MARIE	TRANUM, JAMES E ETUX EVA MARIE			201300022982

Tax Due

Property Tax Information as of 07/15/2014

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call Our Office In: _____ Belton (254)939-5841 _____ Killeen (254)634-9752 _____ Temple (254) 771-1108



Notarized Submittal City

EchoSign Document History

July 15, 2014

Created:	July 15, 2014
By:	Robert CIA (robert@creeindustrialarts.com)
Status:	SIGNED
Transaction ID:	XBZ24IH4Q547AXT

“Notarized Submittal City” History

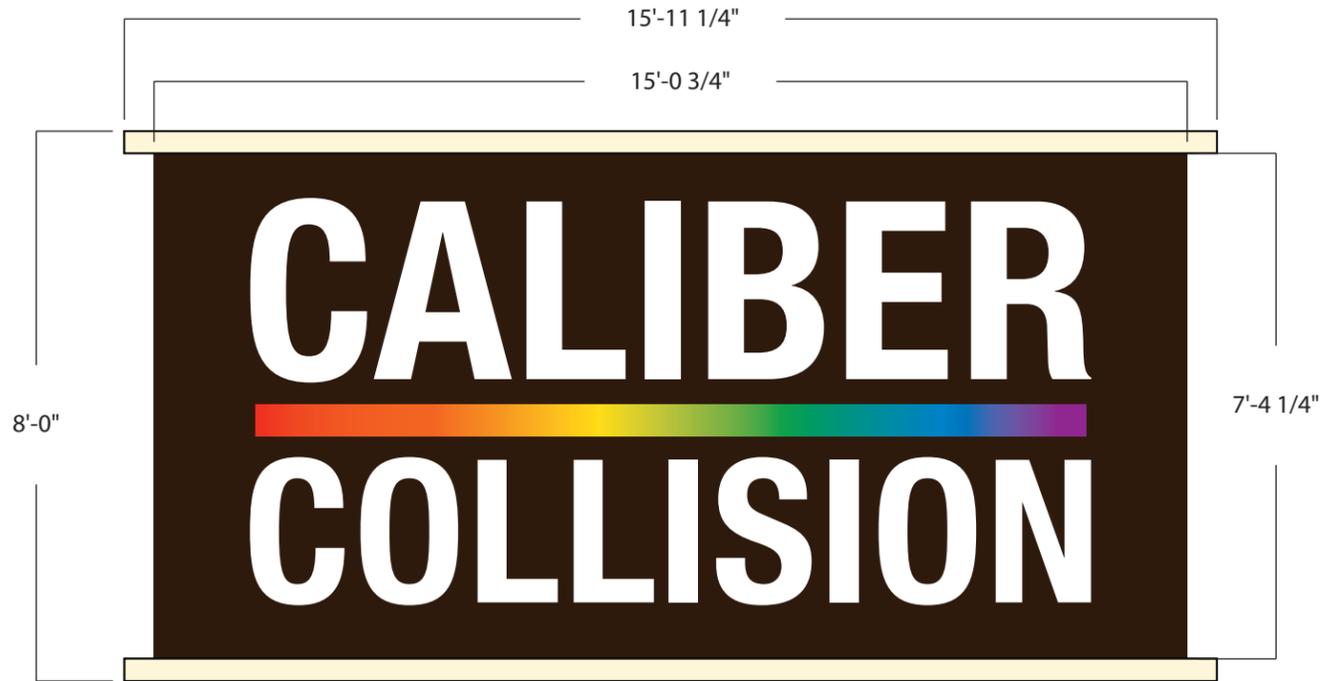
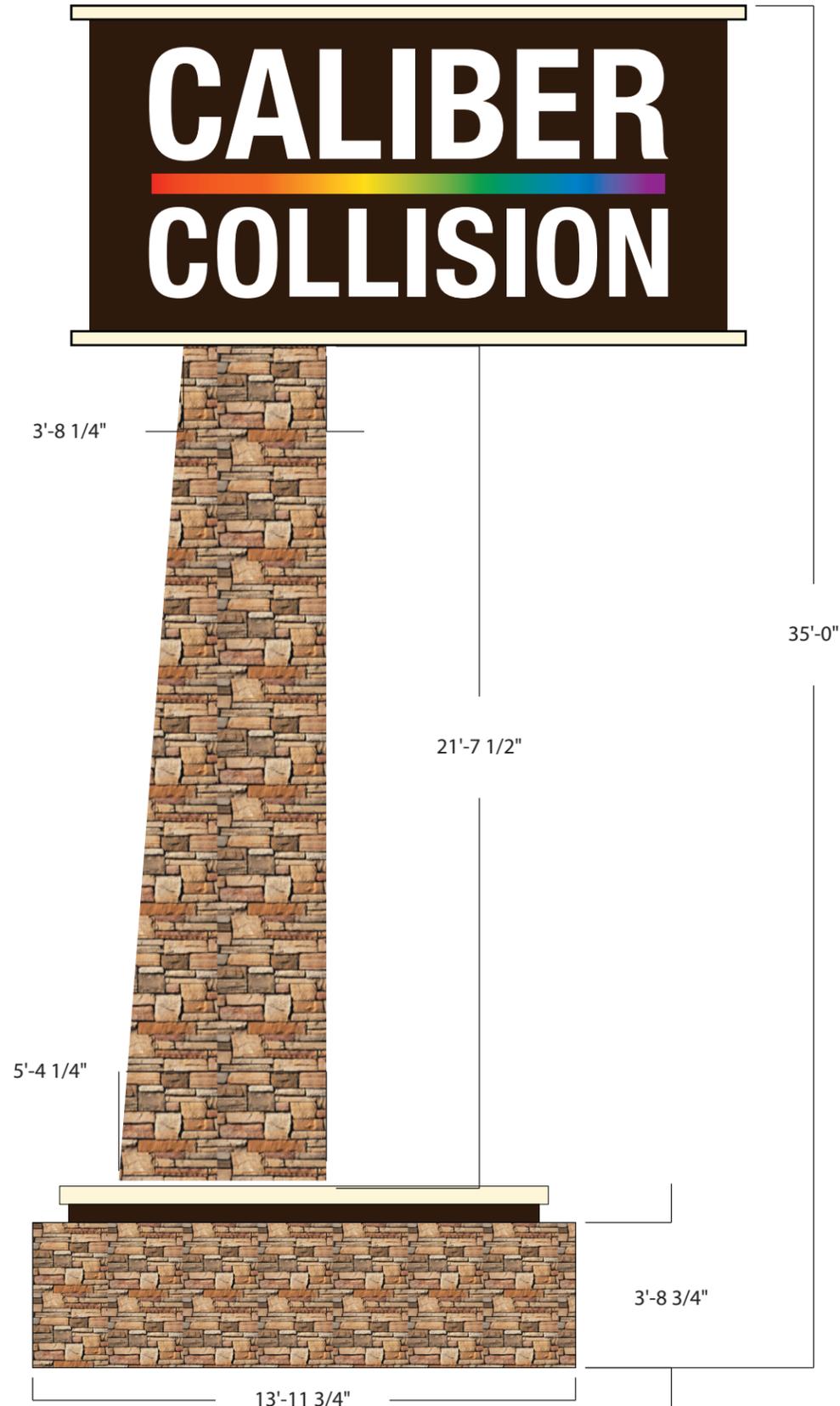
-  Document created by Robert CIA (robert@creeindustrialarts.com)
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July 15, 2014 - 1:06 PM PDT



Property Line

Pole sign

10' Set Back



B POLE SIGN
3/8" = 1'-0"

Quantity: One (1)
Cabinet: Welded tubular frame. w/ Alum. plate; finished MP Black
Overall Height: 8' - 0"
Overall Length: 15' - 11 1/4"
Total Sq.Ft: 130 sq/ft
Face / Copy: White flex material with digitally printed faces printed graphics.

NOTES:

- New 35' pole
- All paint two-stage automotive acrylic



B POLE SIGN
3/16" = 1'-0"



5710 S. Gen. Bruce Site



Looking North



Looking South



Southbound View of IH-35



View of IH-35 directly in front of site

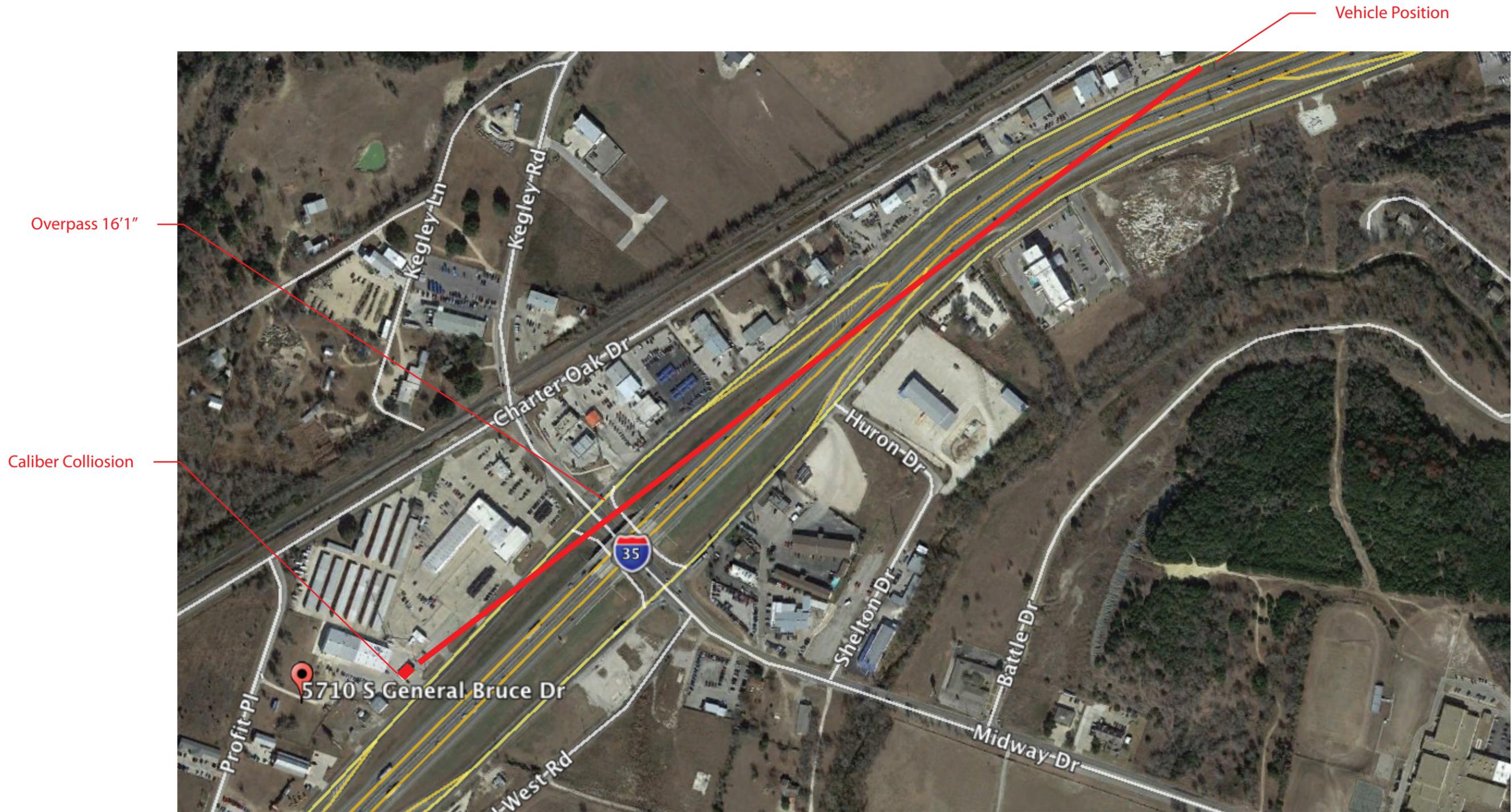


View of 47-foot tall Garlyn Shelton sign from site











PLANNING AND ZONING COMMISSION AGENDA ITEM

2/17/15
Item #3
Regular Agenda

APPLICANT: Planning & Zoning Commission

CASE MANAGER: Brian Chandler, Director of Planning

ITEM DESCRIPTION: Receive and discuss the Planning Director's Report containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code (UDC).

BACKGROUND: The Planning & Zoning Commission will consider several items at future meetings which may also require City Council review for a final decision, shown on the following table.

Future Commission Projects	Status	Applicant
P-FY-14-37 - Consider and take action on the Final Plat of Taylor Estates, a 1.47 +/- acre, 2-lot, 1-block non-residential subdivision situated in the W.L. Norvell Survey, Abstract 627, Bell County, Texas, located on the north side of FM 439, south of West Drive, in Temple's western E.T.J.	DRC 6/23/14 Awaiting revisions from applicant	All County Surveying
P-FY-14-50 - Consider and take action on the Final Plat of Martinez Addition, a 5.028 +/- acres, 4-lot, 1-block residential subdivision, located on the north side of FM 93, east of City of Temple city limits.	DRC 9/24/14 Awaiting revisions from applicant	Turley Associates
P-FY-15-03 - Consider and take action on the Final Plat of Abundant Life United Pentecostal Church Addition, 0.374 +/- acre, 1-lot, 1-block nonresidential subdivision, located at the southeast corner of West Victory Avenue and North 3rd Street.	DRC 11/03/14 Admin Plat Admin Complete 2/06/15	All County Surveying
P-FY-15-06 - Consider and take action on the Final Plat of Golden Valley Subdivision, a 4.25 +/- acres 3-lot, 1-block nonresidential subdivision, being part of the Stephen Frazier Survey, Abstract No. 311, situated in the City of Temple, Bell County, Texas, located on the south side of Taylors Valley Road, adjacent to the Georgetown Railroad Company, west of Shallow Ford Road.	DRC 11/03/14 Awaiting revisions from applicant	Ron Carroll
P-FY-15-07 - Consider and take action on the Final Plat of Laird and Leon Addition, a 9.705 +/- acres, 2-lot, 1-block residential subdivision in the extraterritorial jurisdiction of the City of Temple, being part of the O.T. Tyler Survey, Abstract No. 20, Bell County, Texas, located at the intersection of FM 1123 and FM 436.	DRC 11/17/14 Awaiting revisions from applicant	Belton Engineering

P-FY-15-12 - Consider and take action on the Final Plat of Preddy-Procter Addition, a 1.00 acre +/- , 1-lot, 1-block nonresidential subdivision, situated in the Nancy Chance Survey, Abstract 5, Bell Count, Texas, located on the west side of Old Waco Road, south of its intersection with FM2305 (West Adams Avenue).	DRC 12/15/14 Awaiting revisions from applicant	All County Surveying
P-FY-15-13 - Consider and take action on the Final Plat of Northcliffe HOA Addition, a 0.745 +/- acre, 2-lot 1-block, residential subdivision, being a replat of all of Lots 1 and 2, Block 2, First Replat, Northcliffe Phase I, located on the west side of FM 2271, south of FM 2305.	Administrative	All County Surveying
Z-FY-15-06 - Hold a public hearing to discuss and recommend action on a rezoning from Agricultural District (AG) to Single Family-One (SF-1) on Lots 1 & 2, Block 2, First Replat of Northcliffe HOA Addition, Phase I, located at 110 and 116 Northcliffe Drive.	PZC 3/02/15	All County Surveying
Z-FY-15-07 - Hold a public hearing to discuss and recommend action on a rezoning from Agricultural District (AG) to Two Family (2F) on 1.00 +/- acre, A0345BC G Givens, OB 771, located at 4831 Midway Drive	PZC 3/16/15	James & Melody Ledger
Z-FY-15-08 - Hold a public hearing to discuss and recommend action on the following amendments to the Temple Unified Development Code: Article 5: Use Standards relating to lighted signs for Alcoholic Beverage Sales for Off Premise Consumption; Article 11: Definitions - adding a definition for Stucco; Article 7: General Development Standards relating to landscaping and architectural standards for Draughon- Miller Central Texas Regional Airport; Article 5: Use Standards and Article 6: Special Purpose and Overlay Districts relating to new restrictions on Personal Wireless Facilities; Article 4: Zoning Districts relating to setback averaging; and Articles 5, 7 and 11:- relating to screening, setbacks and dimensions of HUD Code Manufactured Homes.	PZC 3/02/15	Staff
Z-FY-15-09 - Hold a public hearing to discuss and recommend action on an amendment to Ordinance 2008-4230, the Choices '08, City of Temple Comprehensive Plan, Chapter 5, to amend the Thoroughfare Plan Map.	PZC 3/02/15	Staff

City Council Final Decisions	Status
Z-FY-15-01: Consider adopting an Ordinance authorizing a zoning change from Agricultural District (AG) to General Retail District (GR) on 1.00 +/- acres, out of the Nancy Chance Survey, Abstract Number 5, Bell County, Texas, located at 108 & 124 Old Waco Road.	APPROVED at 2 nd Reading on February 5, 2015

City Council Final Decisions	Status
<p>Z-FY-15-03: Consider adopting an Ordinance amending Articles 2, 5, 7 and 11 of the Unified Development Code to identify permitted temporary uses and establish regulations, definitions and procedures for such uses.</p>	<p>APPROVED at 2nd Reading on February 5, 2015</p>
<p>Z-FY-15-04 – Consider adopting an Ordinance authorizing a zoning change from Planned Development Office 1 District (PD-O-1) to Office 2 District (O-2) on 3.519 +/- acres known as Waterford Professional Park, located on the north side of South 31st Street, east of Warwick Drive.</p>	<p>APPROVED at 2nd Reading on February 5, 2015</p>

P&Z COMMISSION ATTENDANCE

2015														P	A
	Jan 5	Jan 20	Feb 2	Feb 17	Mar 2	Mar 16	Apr 6	Apr 20	May 4	May 18	June 1	June 15			
James Staats	P	No Meeting Held	P										2		
Blake Pitts	P		P										2		
Patrick Johnson	P		P										2		
Omar Crisp	P		P										2		
David Jones	P		P										2		
Greg Rhoads	P		P										2		
Will Sears	P		A										1	1	
Lester Fettig	P		P										2		
Tanya Mikeska-Reed	A		A											2	

	July 6	July 20	Aug 3	Aug 17	Sept 8	Sept 21	Oct 5	Oct 19	Nov 2	Nov 16	Dec 7	Dec 21	P	A
James Staats														
Blake Pitts														
Patrick Johnson														
Omar Crisp														
David Jones														
Greg Rhoads														
Will Sears														
Lester Fettig														
Tanya Mikeska-Reed														

not a Board member