

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
MARCH 16, 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 Monday, March 16, 2015.
2. 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
MARCH 16, 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 March 2, 2015.

B. ACTION ITEMS

Item 2: [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.

Item 3: [Z-FY-15-09](#) – Hold a public hearing to discuss and recommend action on a rezoning from Multiple-Family One District (MF-1) to Multiple-Family Two District (MF-2) on Lot 1, Block 3, United Lely Commercial Subdivision Phase IV, located at 3009 Ira Young Drive.

Item 4: [Z-FY-15-11](#) – Hold a public hearing to consider and recommend action on a rezoning from Two Family Dwelling District (2F) to Planned Development-Multiple Family One District (PD-MF-1) on Lots 1-12, Block 10, and Lots 1-12, Block 11, Canyon Ridge Phase II, located at the northeast corner of Hartrick Bluff Road and Kendra Drive

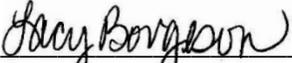
Item 5: [Z-FY-15-12](#) - Hold a public hearing to consider and recommend action on a rezoning from Urban Estate District (UE) to Planned Development-Urban Estate District (PD-UE), with a Development Plan proposing 138 single-family lots on 61.137 +/- acres, being two tracts of land, within the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located at 5105 Charter Oak Drive.

C. REPORTS

Item 6: 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 2:50 PM, March 12, 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
MARCH 2, 2015
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT
Chair Greg Rhoads

COMMISSIONERS:

Tanya Mikeska-Reed	James Staats
Blake Pitts	David Jones
Omar Crisp	Lester Fettig

PLANNING AND ZONING MEMBERS ABSENT:

Will Sears Patrick Johnson

STAFF PRESENT:

Brian Chandler, Director of Planning
Trudi Dill, Deputy City Attorney
Beverly Zendt, Assistant Director of Planning
Tammy Lyerly, Senior Planner
Richard Wilson, Project Engineer
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, February 27, 2015 at 8:30 a.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 Jones; Pledge of Allegiance by Commissioner Crisp.

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of February 17, 2015.

Approved by general consent.

B. ACTION ITEMS

Item 2: 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.

Ms. Tammy Lyerly, Senior Planner, stated this item was scheduled to go to City Council for first reading on April 2, 2015 and second reading on April 16, 2015.

The applicant has requested a rezoning from Agricultural (AG) to Single Family-One (SF-1) for two existing residential lots. The rezoning request is to bring the lot sizes into compliance with the City's Unified Development Code (UDC) Article 4: Zoning Districts. The current AG district has a minimum lot requirement of one acre for a single family home.

This item is associated with the Final Plat of Northcliffe HOA Addition (P-FY-15-13) which is currently being reviewed by the Development Review Committee (DRC) process.

Surrounding properties include undeveloped land (green space) to the north, single family residential and green space to the east, single family residential development to the south, and single family residential to the west.

SF-1 Allowed and Prohibited uses and Development Standards are given.

The Future Land Use and Character Map designate this property as Suburban-Residential.

The two existing lots are adjacent to local residential streets and FM 2271 is designated as a minor arterial.

A six-inch water line goes through the north end of the subject property and a six-inch water line lies along the right-of-way of Chering Drive. An eight-inch sewer line is in Chering Drive and stops at the south end of the property.

Seventeen notices were mailed out with one returned in agreement and four in opposition. The percentage of opposition equal 12.5%.

The request is in compliance with the Future Land Use and Character Map, is compatible with surrounding uses and zoning, and complies with the utility plan and Thoroughfare Plan.

Staff recommends approval of the rezoning request.

The applicant would like to rotate these two existing lots 90 degrees so the entrances would be off of Chering Drive. Ms. Lyerly stated these lots are 0.4 acres (corner lot) and 0.3 acres (interior lot). Both lots exceed the SF-1 minimum requirements. The water line goes through the corner lot and Staff was told it may be an unbuildable lot and may be used for green space. The rezoning request is for the entire property so it is possible to build on the corner lot.

Ms. Lyerly reiterated the two lots are currently going through the platting process. The number of lots is not increasing, no new streets are being added, and utilities are in place, so the plat may be administratively approved if no exceptions are requested.

Ms. Lyerly was not certain about the average size of the lots; however, the lots to the south of the subject property are zoned Single Family-Two (SF-2) which are smaller lots than the SF-1. SF-2 minimum lot size is 5,000 square feet and the minimum for SF-1 is 7,500 square feet.

Chair Rhoads opened the public hearing.

Ms. Darlene Wallis, 124 Northcliffe Drive, Belton, Texas, stated they were located in the Extra Territorial Jurisdiction (ETJ) and she has been in her home since 1997. They were originally attracted to the amount of green space and beautiful scenery of the area. Ms.

Wallis believed in the original proposal anyone who would build a house in the front part of Northcliffe had to have a side facing garage. The lots would need to be rotated in order to comply. Ms. Wallis stated a lot of the neighbors she spoke with did not appreciate this request since there is enough building in the area already and would like to keep the green space at the entryway.

Ms. Wallis asked the Commission to please keep the area as AG.

Commissioner Staats asked if the HOA was prohibited from building a residence on the one lot. Ms. Lyerly replied that the AG district requires a minimum of one acre to get a building permit approved and these properties are less than one acre each. This was in place before the property was annexed into the City of Temple. They were platted in the ETJ but when they were annexed they became legal non-conforming lots.

Mr. Randy Harrell, 228 Claremont, Belton, Texas, was representing the HOA and speak on behalf of the applicant.

The HOA thought these two lots were part of their green space and were surprised to see them for sale. It was discovered these lots were owned by other individuals so the HOA purchased both lots with the intention of preserving their green space/neighborhood. The plan was to replat the lots orienting both lots to Chering and to keep the north lot as green space and sell the south lot. Hopefully, the HOA would be able to recoup half of the money spent to purchase the lots. This plan to replat them would prevent any houses from fronting on Northcliffe Drive on that block and allow only one house to be built on Chering Drive.

During this process the HOA needed to rezone the lots as well. The plat is on hold until the rezoning is completed.

Mr. Harrell stated the two lots were originally part of the Northcliffe development. Ms. Lyerly stated the application date for the replat was January 2, 2015.

Chair Rhoads closed the public hearing.

Commissioner Crisp made a motion to approve Item 2, **Z-FY-15-06**, and Commissioner Fettig made a second.

Motion passed: (7:0)

Commissioners Johnson and Sears absent

Item 3: 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 7:General Development Standards- relating to landscaping and architectural standards for Draughton-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; and Articles: 5, 6, 7 and 11 relating to use listing, screening, density, setbacks and dimensions of HUD Code Manufactured Homes and establishing the Manufactured Home zoning district as obsolete.

Ms. Beverly Zendt, Assistant Director of Planning, explained there were several chapters that would be amended with this new round of code amendments.

Ms. Zendt explained that with every round of code amendments, staff has certain objectives and try to group them together. This new round has been grouped together for the purpose of providing clarification and correction to certain sections of the Unified Development Code that were ambiguous or unclear to Staff. In some cases adjust regulations to unique development situations, in some cases provide exemptions where they seem to make sense, and to impose new regulations to certain sections where the current regulations do not serve the spirit or apparent intent of the section.

Beginning with Article 5, Use Standards, Section 5.3 Specific Use Standards, staff is proposing an adjustment to Section 5.3.17 Alcoholic Beverage Sales for Off-Premise Consumption, (Package Store). The regulation requires that all lighted signs must be turned off at closing time. This requirement does not apply to multi-tenant signs that meet the requirements of Sec. 7.6.3 (Sign Standards) of the UDC.

Article 7: General Development Standards, Section 7.4: Landscaping and Section, 7.8: Building Exterior Materials. Staff proposes this does not apply to Draughton-Miller, Central Texas Regional Airport since there are several Temple Economic Development Corporation (TEDC) and Reinvestment Zone (RZ) projects occurring there and do not seem appropriate.

All other general development standards such as circulation, access, etc., would still be enforceable.

Article 6: Special Purpose and Overlay Districts, Section 6.7 I-35 Interstate 35 Corridor Overlay. Staff is requesting the Commission recommend prohibiting freestanding personal wireless towers in all I-35 sub-districts. This would not preclude collocation which would still be allowed on I-35 but would eliminate the possibility of a tower. This would be important protection for the overlay district since it is the most important corridor into the City and is not appropriate for this type of development.

A workshop was recently held for the P&Z Commissioners regarding HUD-CODE Manufactured Homes. Staff is proposing modifications to the UDC Section that addresses manufactured homes. The UDC currently references manufactured homes not located in a land lease community as a “subdivision” rather than a development and is not consistently applied throughout the UDC.

There is ambiguity of screening standards such as where they apply and the actual standards themselves reference sections in the UDC that are not appropriate and should be clarified.

The presence of the manufactured home sub-district has been problematic. There are requirements about where manufactured homes are allowed and identified in the UDC in Chapter 5, AG district, which would be the default. These regulations currently govern existing manufactured home districts so the language needs to be added to provide clarification.

There are no side yard setback requirements in the UDC for manufactured homes.

Staff proposes that the term be changed to a Manufactured Home Development. Basically everything that is not located in a land leased community or a manufactured home park. The Staff recommendation would be to replace the word subdivision with the word development throughout the UDC.

The purpose of subdivision may have been to encourage platting but it has not done that over the years. Staff would like to defer to state law and city regulations about when platting is appropriate and not through a mechanism that has not been effective.

Staff would like to add a new regulation for HUD Code Manufactured Home Development that only one HUD Code manufactured home would be allowed per lot or per unplatted property. This should help prevent the rise of land leased communities that are not governed by licensing and/or regulation.

There is ambiguity of the screening standards. Currently the UDC standards say there must be screening at the perimeter of all subdivisions in land lease communities. This sounds as if screening must be placed around the entire lot or property. For an individual home or development this would be problematic if the lot or tract were fairly large which is often the case.

Staff proposes the following language to be included in the UDC:

5.3.2 (B). Perimeter Screening

Screening walls or landscaping must enclose all HUD-Code manufactured home subdivisions and land lease communities at the perimeter of the development, excluding drive approaches. Screening walls must be consistent with Sec. 7.7.1. Landscape screening must consist of a minimum of one canopy tree per 40 linear feet of boundary, including street frontage, with a continuous row of shrubs screening the space between trees.

Proposed Screening Standards Applicability for Manufactured Home Land Lease Community:

What has not changed:

- Screening will still be required around the entire development;
- One canopy tree required per every 40 linear feet; and
- Wall standards remain the same as currently provided in UDC.

What has changed:

- Six shrubs required between trees every 40 feet (was a continuous row);
- Berming Option – berms can be substituted for up to 50% of landscaping. (Any indigenous or existing landscaping on site may be counted towards landscaping)

Proposed Screening Standards Applicability for Manufactured Home Development:

What has not changed:

- Nothing – everything is changed.

What has changed:

- Screening now only required around the manufactured home not the development;
- Canopy trees and five shrubs every 30 feet; or
- Combination of a decorative four foot fence and reduced landscape option by 30 percent.

Staff feels these standards would create a buffer for all types of future development and will allow the lots to be broken up.

There are currently 37 parcels zoned Manufactured Home (MH) in the city.

There are three major manufacture home land lease communities in the city.

These existing units are governed by the Special District Standards in Sec.6.1 and Specific Use Standards Sec 5.3.

Per Section 5.1 – Use Table - HUD Code manufactured homes are permitted in AG only subject to limitations (subdivision) or with a Conditional Use Permit (CUP) (land lease communities). Intent is for Use to be determined by Article 5 – making the special district (MH) obsolete.

Staff proposes the following language be added to the UDC:

Sec. 7.5.1 Applicability

The Manufactured Housing district is obsolete and may not be requested as a district for a zoning amendment. Existing MH districts will remain on the Temple zoning map and are subject to the development standards identified in this Section and in Section 5.3.2: HUD-Code Manufactured Home Developments and Land Lease Communities.

Staff is requesting setback changes since the current code requires a 20 foot setback for manufactured home subdivisions or land lease communities. This is not consistent with what single family homes are required to do in the AG district. Staff proposes the setback to be 50 feet for manufactured homes so it lines up with a single family home. It would also make the screening more consistent.

Staff is proposing a rear yard setback of 20 feet, a single family home has 10 feet. Given the transitional nature of the area, a larger setback is requested as the developments start to take shape.

There are no standards for side yard setbacks so Staff is requesting 20 feet.

When a new manufactured home is placed, Staff is recommending it be no older than 10 years. Staff is asking that this be consistent in the UDC for both land lease communities and new homes:

5.3.2C Dimensions

1. HUD-Code manufactured homes placed in a new or expanded manufactured home ~~subdivision~~ or development or land lease community must be “double-wide” units a minimum of 24 feet in width with no structure more than 10 years of age when installed.
2. HUD-Code manufactured homes placed on an existing lot or pad in a manufactured home **subdivision** development or land lease community must be single-wide or double-wide units with no structure more than 10 years of age when installed.

Notification has been published in accordance with State law and city Ordinance. Staff also sent copies of the proposed amendments to manufactured homes sales representatives in the community and also land lease community representatives to let them know what was proposed.

Chair Rhoads opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Crisp made a motion to approve Item 3, Z-FY-15-08, as presented, and Commissioner Mikeska-Reed made a second.

Motion passed: (7:0)

Commissioners Johnson and Sears absent

Item 4: Z-FY-15-10 – Hold a public hearing to discuss and recommend action on an amendment to Ordinance 2008-4230, Choices '08, City of Temple Comprehensive Plan, Chapter 5, to amend the Thoroughfare Plan Map.

Ms. Zendt stated this was part of the regular update to the Thoroughfare Plan which should be updated regularly as development patterns change.

It is part of Chapter 5, Transportation, of *Choices '08* City of Temple Comprehensive Plan which:

- Displays proposed future alignments of for new and existing collectors and arterials
- Preserves transportation corridors so that as development occurs appropriate facilities can be provided

Slight modification to facilities may be warranted as development patterns change and/or working with developers to try to keep the route as close as possible to development patterns.

Additionally as design work occurs sometimes the route has to be shifted. When it is a significant shift, Staff brings the information to P&Z to look at amending the Plan when projects are ready to move forward.

Basically, Staff is addressing corrections to alignments that do not reflect the current development pattern or current plans and designs. As the development occurs, Staff sees topography and other considerations into where the final development will go, and this becomes a reason to change the alignments.

New roadways are occasionally provided to improve mobility and connectivity.

The following are the alignments:

Item 1a and 1b - St. Andrews Place / Clinite Drive Realignment

Staff is asking that the collector located at St. Andrews Place be realigned to Clinite Drive. Development has already occurred and as anticipated development occurs in the future, Staff is asking that this be aligned to the south so it can more accurately reflect how the connectivity would be made at that location.

Item 2 and 3 – Prairie View Extension to FM 2483

These items relate to how the design work has occurred, taking into consideration the separation of the access points to make sure there are no intersections occurring too closely together and to make sure the road is designed to be safe and provide the required connectivity needed at the specific location.

Item 4 – East-West Collector (new proposed east-west collector)

This would provide needed east-west connectivity between Airport Road and State Highway 317 and be a new collector.

This road is partially proposed in anticipation of where a new school may be located in the future.

Item 6 – Westfield Boulevard Update

This item was previously proposed as an arterial and has now been constructed and would like to update it on the Plan.

Should P&Z approve all of the amended changes, P&Z will be adopting the final plan and this will become what Staff will utilize in terms of right-of-way dedication and a guide for Public Works as they move forward with the Capital Improvements Projects (CIPs).

Ms. Zendt stated this was published in accordance with State law and City Ordinance. Staff also notified affected property owners of the changes, along with a map and letter of explanation for the proposed changes and invited their input. Staff also share this information with Temple Area Builders Association (TABA) which they supported.

Some anticipated initiatives that are expected to come forward in the near future include looking at the right-of-way dedication standards and street width standards.

A brief study comparison of area cities was conducted to see the differences in street width standards and right-of-way standards. Temple needs to be closer aligned to other cities' standards, the Federal Highway Administration's standards, and with what is actually being constructed in Temple.

A Comprehensive Plan arterial recommendation was shown to the P&Z Commission.

The Comprehensive Plan Transportation Chapter will continue to be reviewed to identify what issues need to be addressed.

Poison Oak Road and Pea Ridge Road are projected for route study within the next year and in subsequent years the right-of-way acquisition and design will be occurring. No changes are proposed in the Thoroughfare Plan related to these; however, additional information may come out when the route studies are completed.

Ms. Zendt explained the letters to the property owners were sent out well before the P&Z meeting. Staff invited comments and would be willing to sit down and discuss and work through any issues with the owners. One property owner did come in to talk with Staff and seemed satisfied with the results of those discussions.

This item will not go to City Council for several weeks. If P&Z approves the proposal tonight, the next thing would be to take it to the public hearing at City Council.

Chair Rhoads opened the public hearing.

Mr. James Cross, 10737 FM 2483, Belton, Texas, stated he and his brother own 167 acres in the middle of the property shown on the map and it is a working ranch. If they cut the road through the middle of their property the part on the east side will no longer be useful to them as a ranch, which is the best grazing on the whole ranch.

Since they have a ranch with property on both sides, will the City come in and made a culvert underneath for the cattle to go back and forth or will it even be useable property.

Ms. Zendt explained that from Adams to the City limits sign, the property had already been platted and conceptual designed. It was her understanding that where it hits the city limits, the general plan was to project that back along the city limits.

St. Andrews projects right through the property in question. Mr. Cross stated St. Andrews would have been coming right through the middle of his house or right alongside.

Ms. Zendt stated this project is not on the current projected projects list which goes through to 2023. The Capital Improvement Project List, Ms. Zendt explained, identifies those projects that are scheduled for design, right-of-way acquisition and construction. It is not the goal of the City to deprive owners of their property and that right-of-way acquisition is a detailed process that involves multiple conversations between the property owner and the city. Typically, the lines can be moved or amended. Up to the city limits however, is very likely to occur. The Crosses would be notified should anything come up before 2023 due to right-of-way acquisition, etc.

Chair Rhoads closed the public hearing.

Commissioner Pitts made a motion to approve Item 4, **Z-FY-15-10**, and Commissioner Staats made a second.

Motion passed: (6:0:1)

Commissioner Mikeska-Reed abstained; Commissioners Johnson and Sears absent

Item 5: P-FY-15-14 - Consider and take action on the Final Plat of Hood Addition, an 18.65 +/- acres, a two-lot, one-block residential subdivision, being a replat of a portion of Lot 3, Block 1, of the Weldon Morgan Addition, located in Temple's ETJ and addressed as 375 Rosehall Lane.

Mr. Mark Baker, Planner, stated the P&Z Commission was the final plat authority since the applicant has not requested any exceptions to the UDC.

The final plat was reviewed by DRC on February 19, 2015 and deemed administratively complete on February 26, 2015.

The property is located within Temple's ETJ and no zoning is applied to the property.

The replat is being requested to convey land to a family member.

The P&Z Commissioner review of the replat is needed since there is a net increase to the original platted subdivision by one lot.

There is a two-inch water line in Asa Road; however, sewer is not available so on-site septic is to be provided.

A four foot sidewalk is required along Asa Road since it is classified as a collector. There is a sidewalk waiver in process requesting relief from the sidewalk.

Staff recommends approval of the Final Plat of Hood Addition.

Commissioner Staats stated the county regulations state there must be a 50 foot wide public right-of-way opening to a piece of property. Is the city consistent with this rule? Mr. Baker responded there was no minimum lot width within the ETJ so there would not be that requirement. It would be ruled by the county.

Commissioner Pitts made a motion to approve Item 5, **P-FY-15-14**, and Commissioner Crisp made a second.

Motion passed: (7:0)

Commissioners Johnson and Sears absent

C. REPORTS

Item 6: 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, Chair Rhoads adjourned the meeting at 6:39 p.m.

Respectfully submitted,
Leslie Evans

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

PLANNING AND ZONING MEMBERS PRESENT

Chair Greg Rhoads

COMMISSIONERS:

Tanya Mikeska-Reed	James Staats
Blake Pitts	David Jones
Omar Crisp	Lester Fettig

PLANNING AND ZONING MEMBERS ABSENT:

Will Sears	Patrick Johnson
------------	-----------------

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 McMahon, 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 there were more text code amendments and Thoroughfare Plan amendments on the agenda.

Mr. Chandler reminded the registered Commissioners of the upcoming workshop on Friday, March 6, 2015. The workshop would be held at the Central Texas Council of Governments (CTCOG) building in Belton.

There are several heavy agendas coming up since the busy season has begun.

Mr. Chandler presented the Annual Report which Chair Rhoads will present to the City Council on Thursday, March 5, 2015.

The current population growth table is discussed. The estimated growth is based on water accounts. The year 2014 population was approximately 71,761 which is more than double the population from 1960—about two percent annual growth rate.

Mr. Chandler believed the 27 percent increase in 1980 was due to annexation.

The Commission saw six I-35 appeals; two were for new construction (Mattress Firm and McDonalds) and four were for signs (Ashley Furniture, Hampton Inn, Garlyn Shelton and Trantum).

Of the 16 traditional rezoning cases. 10 were approved, two denied (Old Waco Road which died for lack of a second at City Council and Charter Oak), and four withdrawals.

There were eight CUPs that came in: seven being approved and one denied for lack of a second.

There were 11 PDs compared to two in 2013. Ten of the PDs were approved and one was withdrawn. PDs are a tool to balance the trade-offs for exceptions.

A total of 51 plats were done this year: 20 residential plats versus 31 non-residential plats which is up from last year. Overall, there was a good cross-section of where the plats were proposed.

Residential plats (final) equaled 652 lots or 217 acres

Residential plats (preliminary) equaled 1162 lots or 411 acres

Nonresidential plats (final) equaled 69 lots or 490 acres

Nonresidential plats (preliminary) equaled 14 lots or 66 acres

A total of 77 cases came to the Commission in 2014 compared to 66 in 2013.

Variances were up in 2014.

The Northcliffe rezoning is going from AG to SF-1. Ms. Lyerly explained they were annexed in but never rezoned. The lots to the south are SF-2 and went through a replat and rezoning but the top lots were not included. The corner lot may not be buildable due to a water line and may be left as green space. The plat does not show the two lots as park land or anything else, just as two lots. Ms. Lyerly explained the feedback received is that people want to keep these lots as green space.

The HOA currently owns the lots but that is recent. Both lots were thought to be a common area owned by the HOA until they saw For Sale signs on them and then purchased the lots for protection.

Two of the 200 foot notified individuals still live in the ETJ and were both opposed to the request. The back area of Northcliffe still lies within the ETJ.

Chair Rhoads adjourned the meeting at 5:23 P.M.



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

3/16/15
Item #2
Regular Agenda
Page 1 of 3

APPLICANT / DEVELOPMENT: James and Melody Ledger

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: 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.

STAFF RECOMMENDATION: Based on the following, staff recommends approval for a rezoning from AG to 2F for the following reasons:

1. The proposed rezone complies with the Future Land Use Plan (FLUP);
2. The proposed zoning is compatible with surrounding zoning and uses;
3. The request complies with the Thoroughfare Plan; and
4. Public and private facilities are available to serve the subject property.

ITEM SUMMARY: The applicants request a rezoning from Agricultural District (AG) to Two Family District (2F) to allow a garage apartment use in an existing detached accessory structure. If approved, the proposed garage apartment will need driveway access from the road, per Unified Development Code Section 7.2: Access and Circulations for residential use and two parking spaces are required, per Unified Development Code Section 7.5: Off-Street Parking and Loading.

The 2F zoning district permits single-family to duplex housing, with approximately seven units per acre possible, and is designed to accommodate single-family and duplex dwellings as an intermediate classification allowing an orderly transition from single family neighborhoods to higher densities of residential use.

The following residential uses are **permitted by right** in the proposed 2F zoning district:

- Single Family Detached
- Single-Family Attached
- Duplex
- Triplex

Prohibited uses include townhouse, HUD-Code manufactured home land lease community or subdivision, Patio home, apartment, recreational vehicle park, and retail and commercial uses, among others.

DEVELOPMENT REGULATIONS: Dimensional standards for development in the 2-F District are as follows:

- Minimum lot size – 4,000 Sq. Ft.
- Minimum Lot Width – 60 feet
- Minimum Lot Depth – 100 feet
- Front Yard Setback – 25 feet
- Side Yard Setback – 5 feet
- Side Yard Setback (corner) – 15 feet
- Rear Yard Setback – 10 feet

The applicant’s property is one acre and exceeds these dimensional standards.

The City of Temple FLUP, which is part of the Comprehensive Plan, recommends a classification of **Auto-Urban Multi-Family** for the subject property. According to the City of Temple Comprehensive Plan, the **Auto-Urban Multi-Family** land use classification is characterized by automobile-oriented uses. Higher-density residential uses such as attached and multiple-family housing, manufactured home communities, recreational vehicle “parks”, and site-built homes on small lots also have this character due to their density, limited open space, relative amount of impervious surface devoted to buildings and parking lots, and increased building enclosure.

SURROUNDING PROPERTY AND USES: The following table provides the direction from the property, FLUP designation, existing zoning and current land uses:

<u>Direction</u>	<u>FLUP</u>	<u>Zoning</u>	<u>Current Land Use</u>
Site	Auto-Urban Multi-Family	AG,	Single-Family Residential
North	Auto-Urban Multi-Family	SF-1	Single-Family Residential
South	Auto-Urban Multi-Family	AG,	Single-Family Residential
East	Auto-Urban Multi-Family	AG	Multi-Family Residential
West	Estate Residential	AG,	Agricultural Land

COMPREHENSIVE PLAN COMPLIANCE:

The proposed rezoning relates to the following goals, objectives or maps of the Comprehensive Plan and Sidewalk and Trails Plan:

Document	Policy, Goal, Objective or Map	Site Conditions	Compliance
CP	Map 3.1 - Future Land Use and Character (FLUP)	The property is identified as Auto-Urban Multi-Family . The applicant’s requested 2F District complies with this recommendation.	Yes
CP	Map 5.2 - Thoroughfare Plan	Local streets are appropriate for 2F	Yes

		zoning district. Although the subject property has access from a private road, it appears adequate in comparison to a local street.	
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	Although not shown on the utility map, the subject property has water services from City of Temple water facilities from the south. The property is serviced by septic system. The applicant has consulted with the Bell County Health Department to have a separate septic system added for the proposed garage apartment.	Yes
STP	Temple Trails Master Plan Map & sidewalks	The Temple Trails Master Plan does not require sidewalks in this area. Furthermore, according to UDC section 8.2.3, sidewalks are not required along a local street.	Yes

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

PUBLIC NOTICE: Five notices of the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of the subject property as required by State law and City Ordinance. As of Thursday March 12, 2015, at 5:00 PM, no notices were received in favor of the rezoning request and no notices were received in opposition to the request.

The newspaper printed notice of the public hearing on March 5, 2015, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

- Site and Surrounding Property Photos
- Zoning & Location Map
- Future Land Use and Character Map
- Localized area of the Thoroughfare & Trails Plan (combined)
- Utility Map
- Notification Map

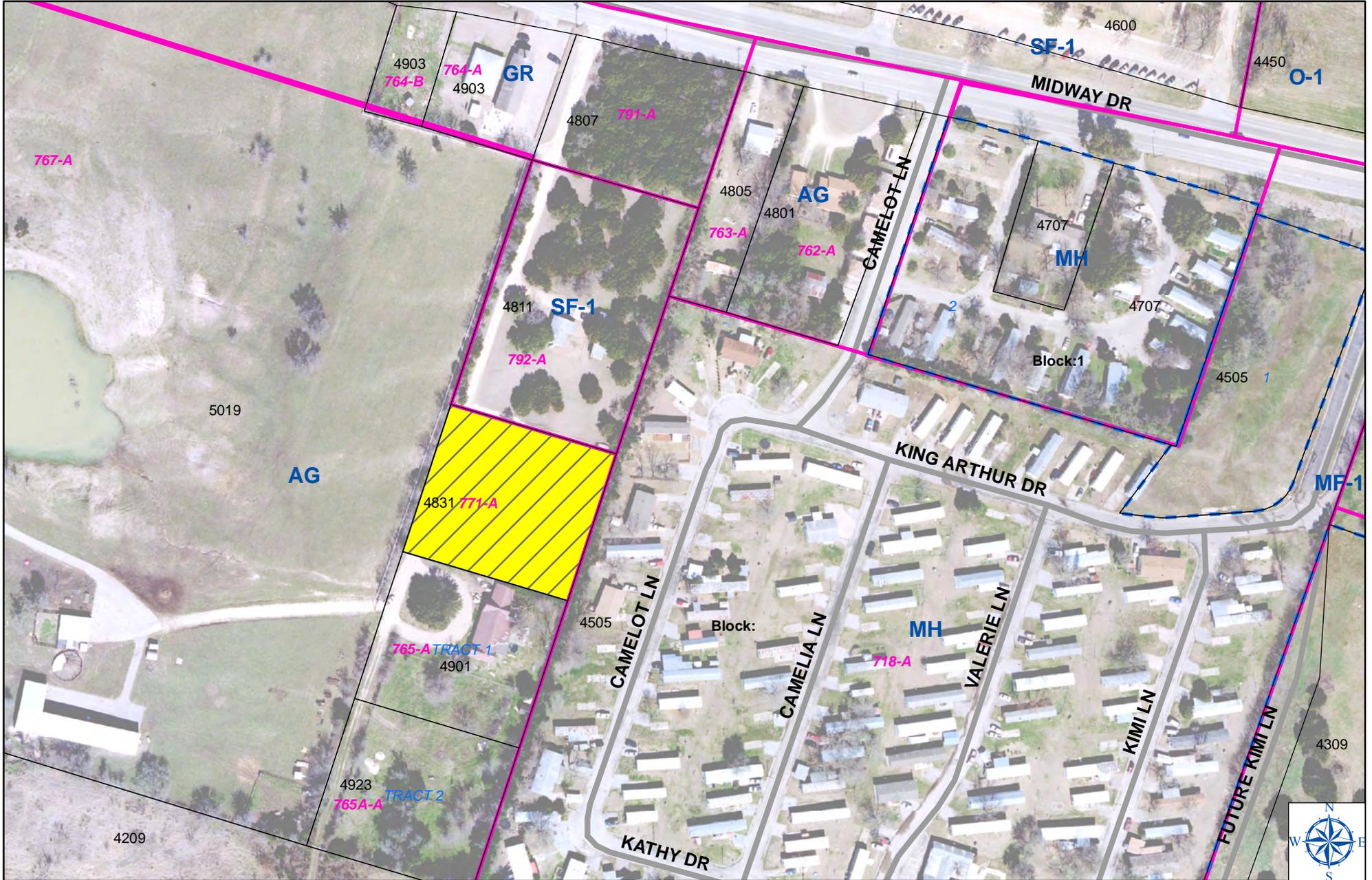
SURROUNDING PROPERTY AND USES:

The following table shows the subject property, existing zoning and current land uses:

Direction	Zoning	Current Land Use	Photo
Subject Property	AG	Single Family Residential	
			
East	MH	Multi-Family Residential	 <p data-bbox="764 1667 938 1703">Camelot Ln</p>

Direction	Zoning	Current Land Use	Photo
West	AG	Agricultural Land	
South	AG	Single Family Residential	

Direction	Zoning	Current Land Use	Photo
North	SF-1	Single Family Residential	

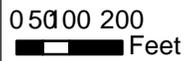


 Case
 Zoning
 Subdivision

 Block Number
 1234
 Lot Number



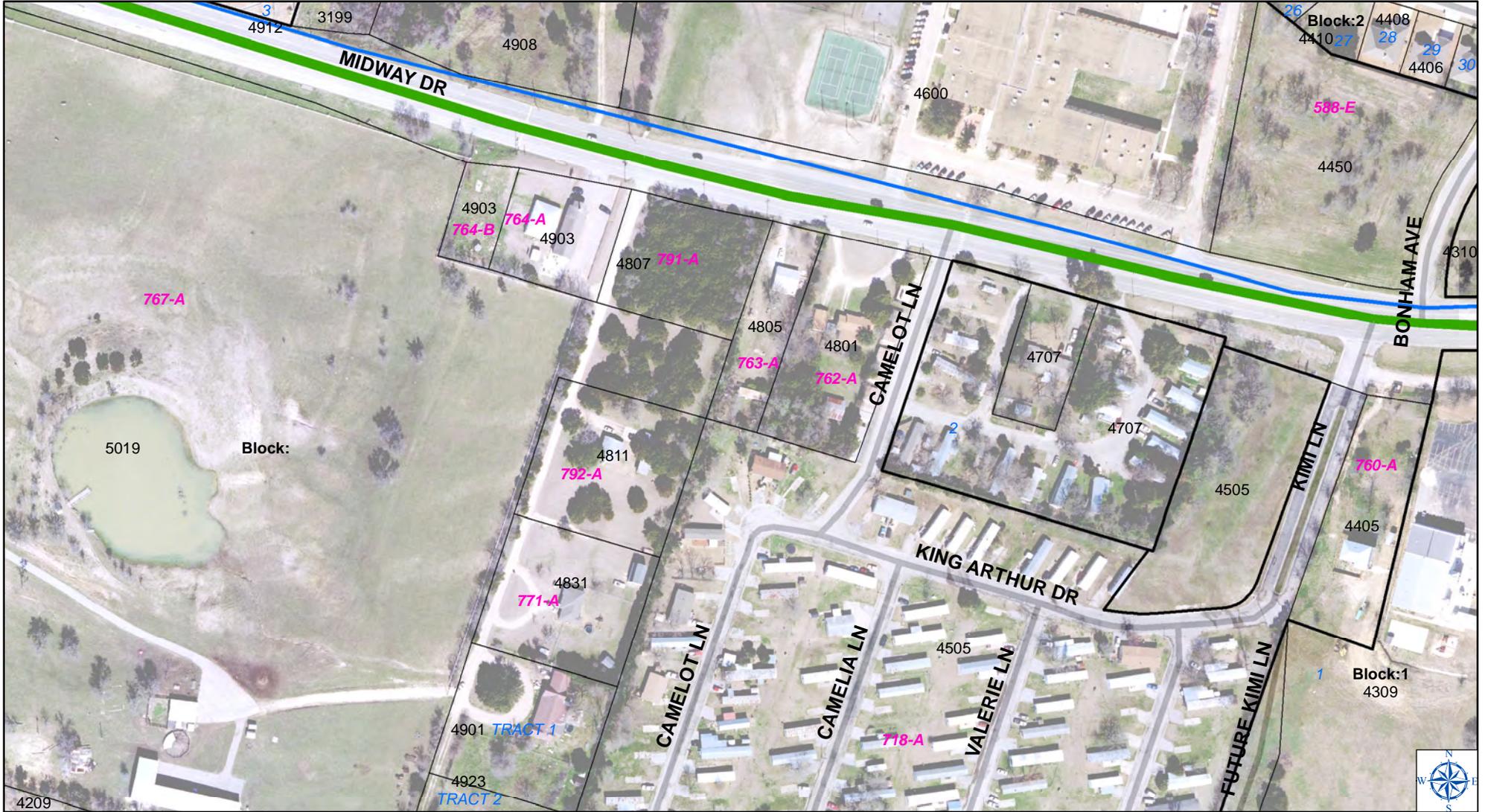
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



Future Land Use

- Neighborhood Conservation
- Estate Residential
- Suburban Residential
- Auto-Urban Residential
- Auto-Urban Multi-Family
- Auto-Urban Mixed Use
- Auto-Urban Commercial
- Suburban Commercial
- Urban Center
- Temple Medical Education District
- Industrial
- Business Park
- Public Institutional
- Parks & Open Space
- Agricultural/Rural

GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



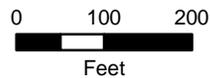
Trails

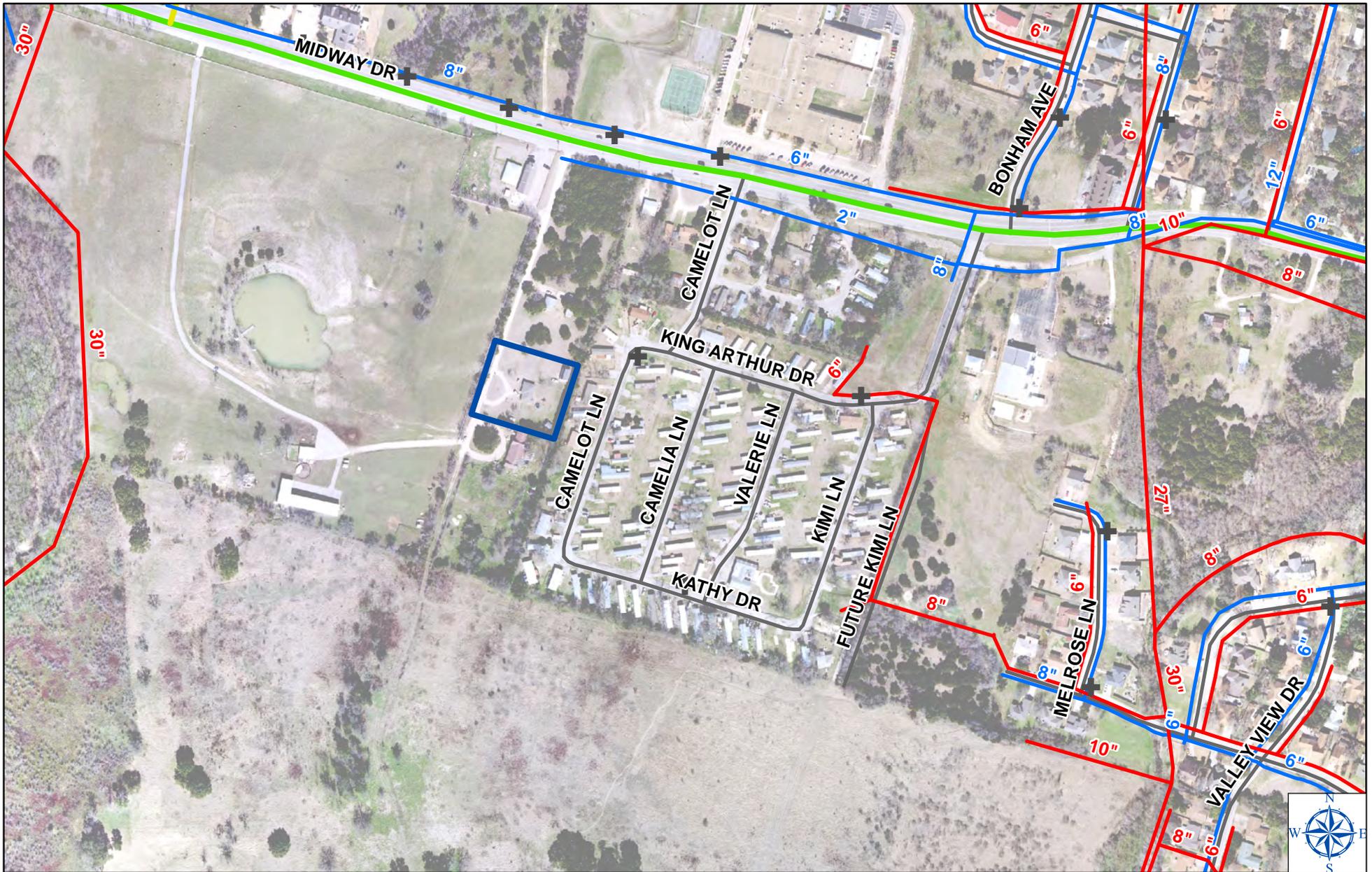
- Existing Citywide Spine Trail
- - - Under Design/Construction Citywide Spine Trail
- - - Proposed Citywide Spine Trail
- Existing Community-Wide Connector Trail

- - - Under Design/Construction Community-Wide Connector Trail
- - - Proposed Community-Wide Connector Trail
- Existing Local Connector Trail
- - - Proposed Local Connector Trail

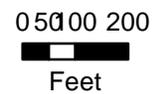
- Thoroughfare
- Major Arterial
- - - Proposed Major Arterial
- - - Proposed K-TUTS
- Minor Arterial

- - - Proposed Minor Arterial
- Collector
- - - Proposed Collector
- Expressway



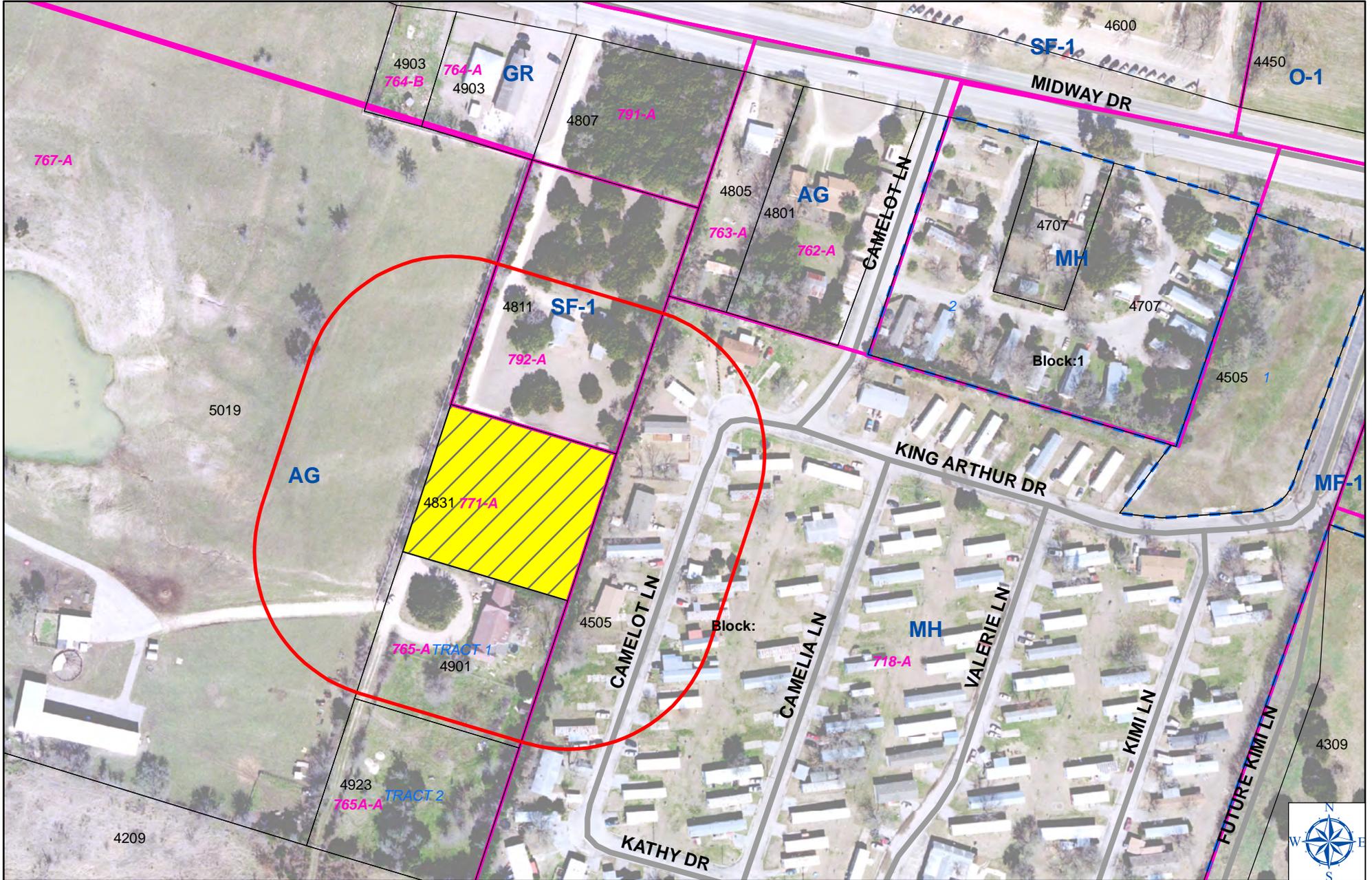


- Case
- Water Line
- - - Proposed Major Arterial
- - - Proposed Minor Arterial
- + Fire Hydrant
- Expressway
- - - Proposed K-TUTS
- Collector
- Sewer Line
- Major Arterial
- Minor Arterial
- - - Conceptual Collector



3/11/2015
City of Temple GIS

GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



- Case
- Zoning
- 1234-A Outblock Number
- 200' Buffer
- Subdivision
- 1234
- Block Number
- 1 Lot Number



GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

3/16/15
Item #3
Regular Agenda
Page 1 of 3

APPLICANT / DEVELOPMENT: Paul Scott on behalf of Chappell Hill Investment Group, Inc.

CASE MANAGER: Beverly Mesa-Zendt AICP, Assistant Planning Director

ITEM DESCRIPTION: Z-FY-15-09– Hold a public hearing to discuss and recommend action on a rezoning from Multiple-Family One District (MF-1) to Multiple-Family Two (MF-2) on Lot 1, Block 3, United Lely Commercial Subdivision Phase IV, located at 3009 Ira Young Drive.

STAFF RECOMMENDATION: Staff recommends approval of the rezoning from MF-1 to MF-2. The proposed rezoning demonstrates the following:

1. Compliance with the Future Land Use Map;
2. Compatibility with surrounding zoning and land uses; and
3. Compliance with the Thoroughfare Plan and Master Trails Plan.

Additionally, public facilities are available to serve the subject property.

ITEM SUMMARY: The applicant is seeking a rezoning to bring the 200 units locally known as the Chappell Hill Apartments into compliance with current city zoning. The subject property is currently zoned Multi-family Dwelling 1 (MF-1). MF-1 zoning allows a density of 15 units per acre. The subject site is 10.358 acres which would limit density to 155.37 units. Multi-family Dwelling 2 (MF-2) would permit a density of 20 units per acre and is the zoning designation that most closely matches the development pattern already in place at this site. The city recognizes that the use is a legal-nonconforming use and the property, when constructed, was in compliance with city zoning. As a legal non-conforming use the development and use may continue at its current location but cannot be increased, enlarged or expanded without being brought into compliance with the Unified Development Code (UDC Section 9.2.2). Additionally, should the structures be destroyed by fire, elements, or other cause, it must be rebuilt in conformance with the UDC Code (Section 9.2.5).

For the applicant, the provisions relating to fire and destruction of the structures has the result of significantly increasing the insurance rates for the site. The applicant is seeking a rezoning to eliminate the legal non-conforming status and bring the site into full compliance with the city's zoning regulations.

SURROUNDING PROPERTY AND USES: The following table provides the direction from the property, Future Land Use Plan (FLUP) designation, existing zoning and current land uses:

Direction	FLUP	Zoning	Current Land Use
Subject Property	Auto-Urban Multi- Family	MF-1	Multi-Family
North	Auto-Urban Commercial	LI	Commercial
South	Neighborhood Conservation/Auto Urban Multi-family	2F, LI & PD	Residential, Vacant, Commercial
East	Auto-Urban Multi-Family	PD-MF-3 & PD MF-1	Multi-family
West	Auto-Urban Commercial	LI	Commercial

Permitted uses are very similar for both the MF-1 and MF-2 zoning district. Aside from different permitted densities, the most significant difference between the two districts is the types of residential uses that are allowed by right. Non-residential permitted uses are identical for both districts and are very limited. Residential uses that represent a change resulting from the requested rezoning are bolded and underlined below.

Residential Uses	<ul style="list-style-type: none"> • <u>Boarding or Rooming House</u> • <u>Home for the Aged (requires a CUP in MF-1)</u> • Family or Group Home (subject to limitations) • Single Family Attached and Detached Dwelling
Commercial Uses	<ul style="list-style-type: none"> • None allowed
Industrial Uses	<ul style="list-style-type: none"> • Almost none • Temporary Asphalt Batching Plant (CUP) • Petroleum or Gas well (CUP)
Institutional Uses	<ul style="list-style-type: none"> • Social Services Shelter (CUP) • Community Center
Recreational and Entertainment Uses	<ul style="list-style-type: none"> • Park or Playground • Playfield or Stadium (CUP)
Retail and Service Uses	<ul style="list-style-type: none"> • Exercise gym (CUP)

Prohibited uses include HUD-Code manufactured homes, manufactured home land lease communities and most commercial uses. All retail uses are prohibited with the exception of an exercise gym which requires a Conditional Use Permit. All commercial uses are prohibited.

COMPREHENSIVE PLAN COMPLIANCE: The proposed rezoning relates to the following goals, objectives or maps of the Comprehensive Plan and Sidewalk and Trails Plan:

Document	Policy, Goal, Objective or Map	Compliance?
CP	Map 3.1 - Future Land Use and Character (FLUP)	Yes
CP	Map 5.2 - Thoroughfare Plan	Yes
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	Yes
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	Yes

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

Future Land Use and Character Plan (FLUP) (CP Map 3.1)

The property is within the Auto-Urban Multi-family character district. The *Choices '08* City of Temple Comprehensive Plan states that the Auto- Urban Multi-family character district is intended for multi-family development.

Thoroughfare Plan (CP Map 5.2) and Temple Trails Master Plan Map and Sidewalk Ordinance

The subject property is located on Ira Young Drive. Ira Young Drive is identified as a local street. A local connector trail has been proposed through the subject site. Staff has conferred with the city’s parks division who have indicated that this alignment provides a connection with the Bird Creek Sewer Interceptor Trail Project. This alignment is conceptual and the final alignment and connection will be contingent upon obtainable easements.

Availability of Public Facilities (CP Goal 4.1)

Sanitary sewer is available to the subject property through an existing 30” sewer line provided along the west side of the property boundary and a 12” sewer line provided on the north side of the subject property. Water is provided by means of on an existing 4” water line also located along Ira Young Drive.

DEVELOPMENT REGULATIONS: Standard 1-2 story residential dimensions for the MF-2 district are:

Min Lot Size	2,800 SF
Min Lot Width	60 FT
Min Lot Depth	120 FT
Front	25 FT
Side	15 FT when facing window; 15 FT side lot and 10 FT when facing wall or less than 35’ in length
Side (Corner)	15 FT
Rear	10 FT

PUBLIC NOTICE: Seventeen (17) notices of the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of the subject property as required by State law and City Ordinance. As of Wednesday March 11, 2015 one notice has been received in favor of the proposed rezoning and no notices have been returned in opposition to the proposed rezoning. The newspaper printed notice of the public hearing on March 5, 2015, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

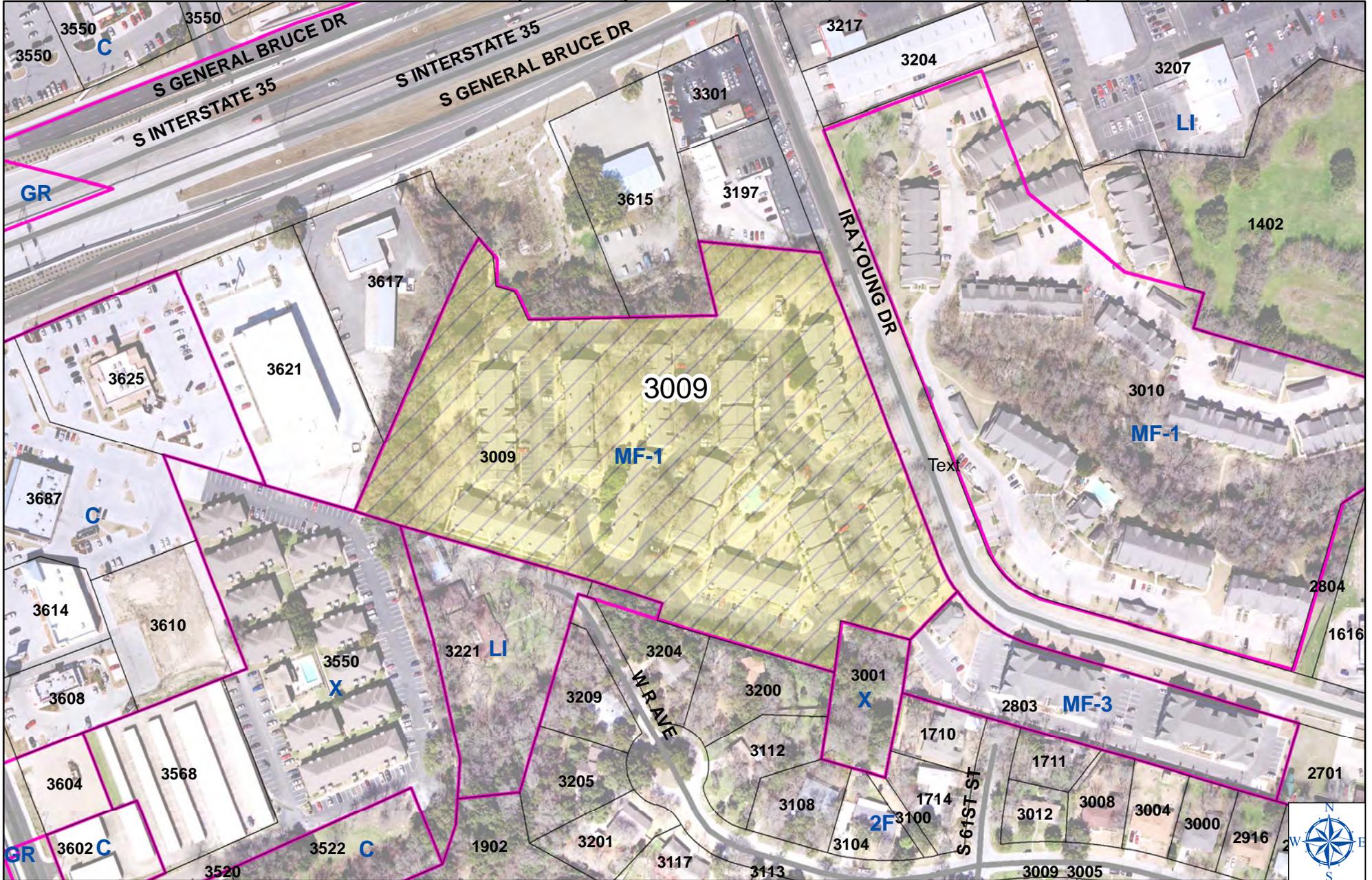
- Zoning & Location Map
- Site and Surrounding Property Photos
- Future Land Use and Character Map
- Localized area of the Thoroughfare & Trails Plan (combined)
- Utility Map
- Notification Map/Property Owner Responses



Z-FY-15-09

Rezoning Multiple Family Dwelling 1 (MF-1) to Multiple Family Dwelling 2 (MF-2)

3009 Ira Young Drive Chappell Hill Apartments



1234 Addresses  Parcel



Z-FY-15-09
City of Temple GIS
bzendt

GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.

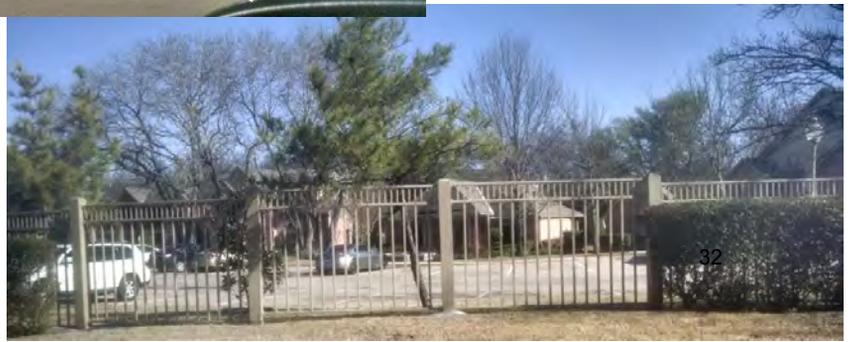
Subject Property: 3009 Ira Young Drive



Property to the North



Property to the East



Property to the West



Property to the South

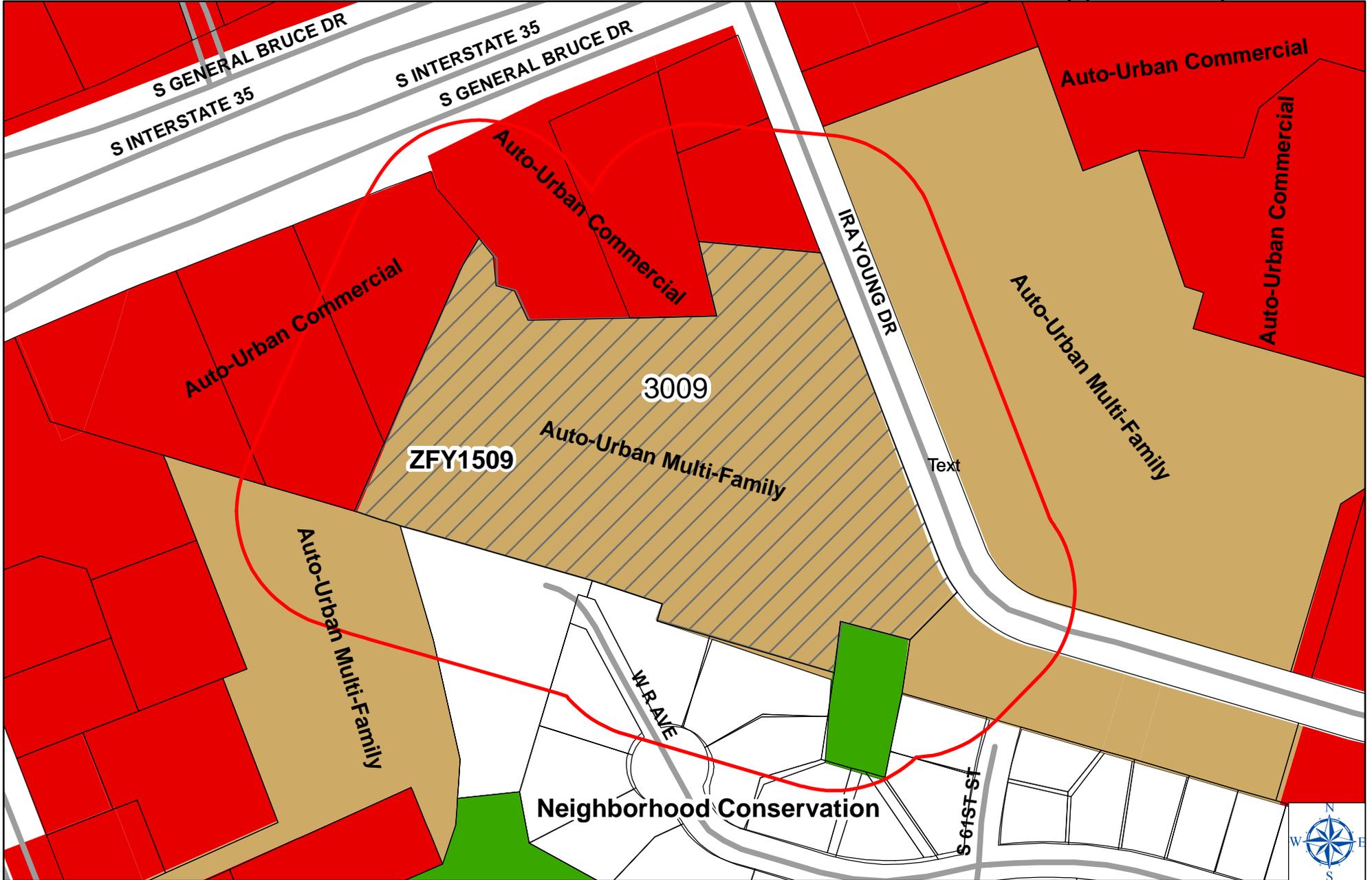




Z-FY-15-09

Future Land Use Map

3009 Ira Young Drive
Chappell Hill Apartments

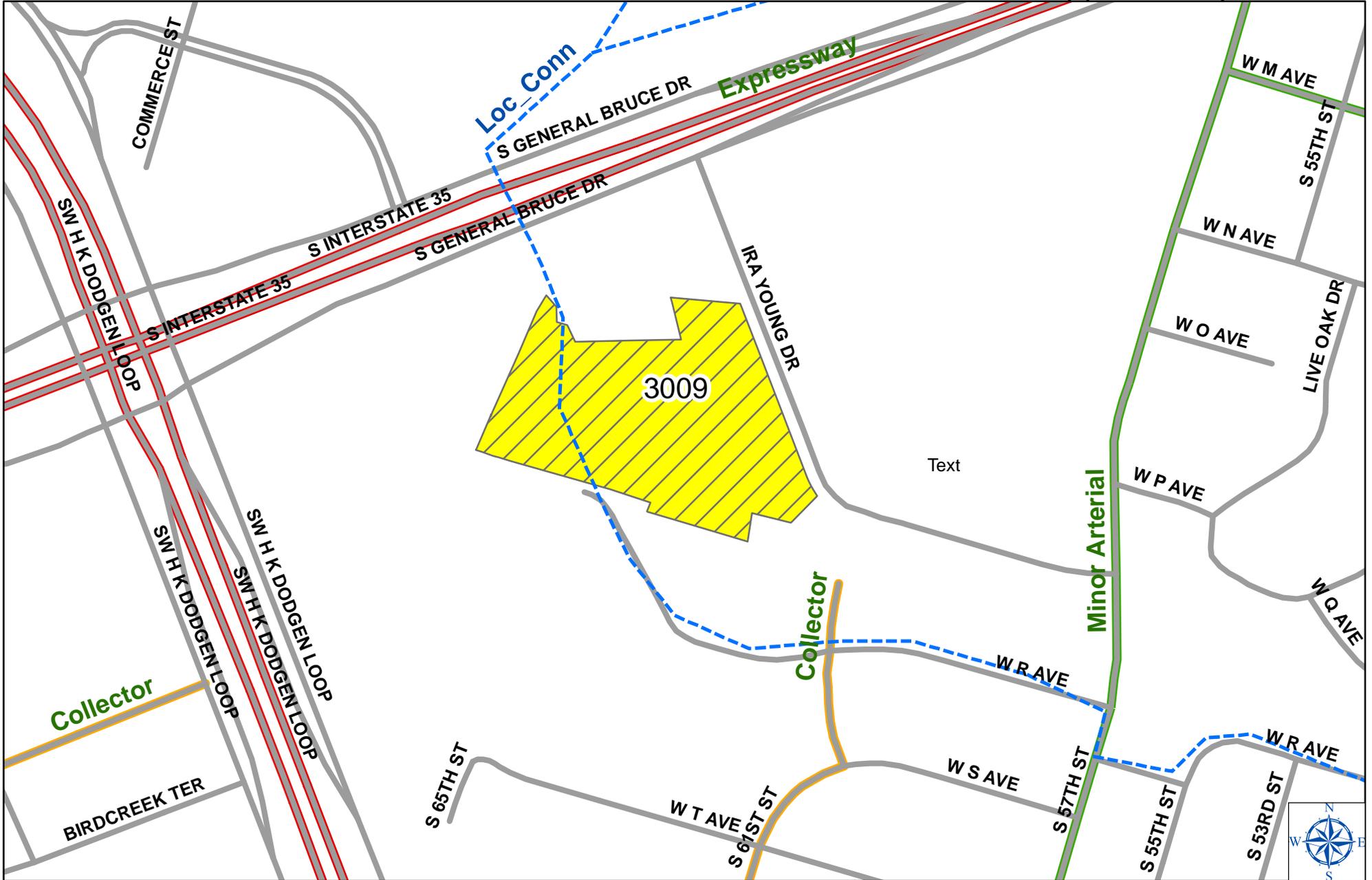


 Case  200' Buffer



Z-FY-15-09
City of Temple GIS
bzendt

GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



Text

3009

Collector

Collector

Minor Arterial



Case

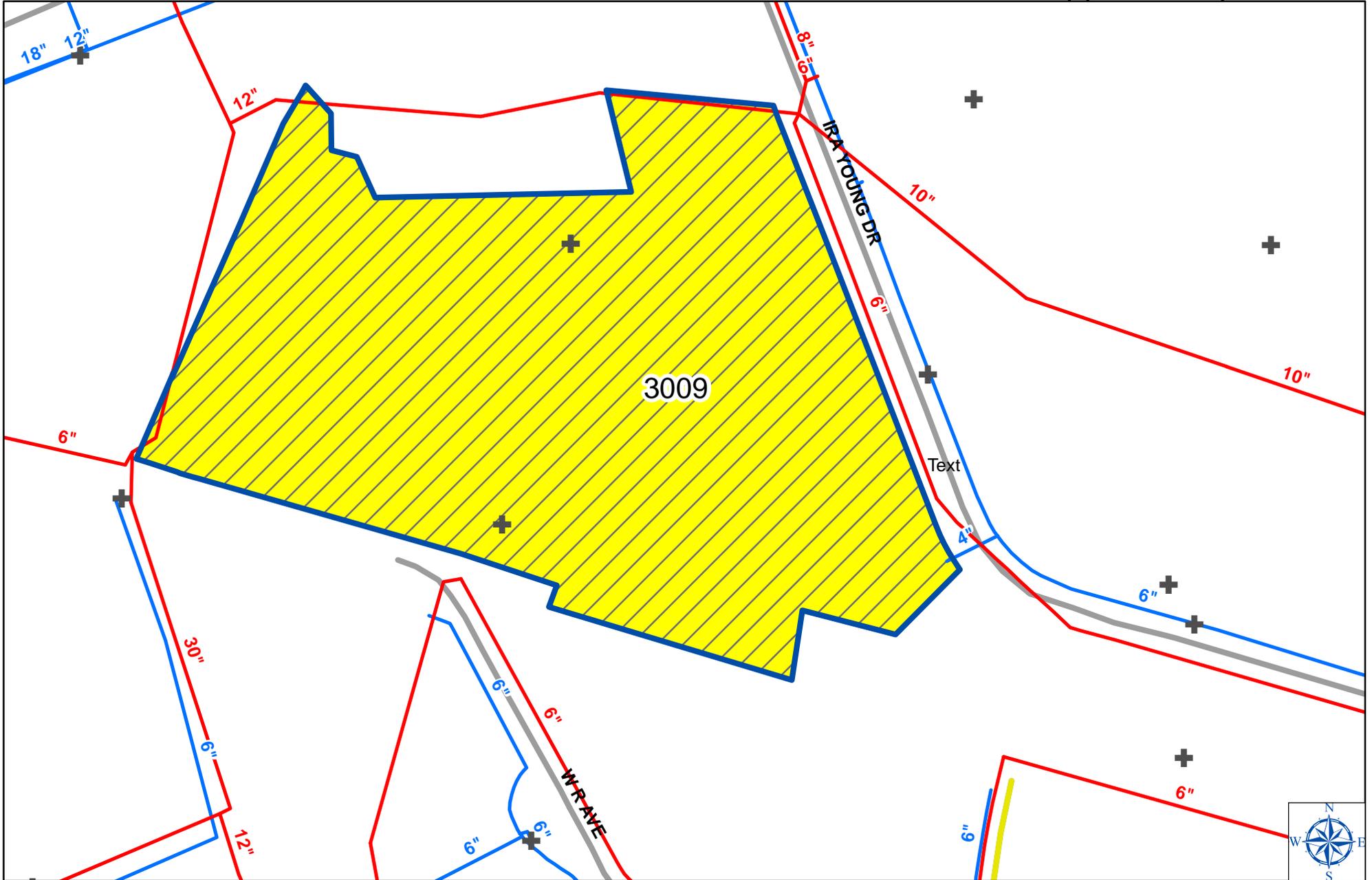
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



Z-FY-15-09

Utility Map

3009 Ira Young Drive Chappell Hill Apartments



- Case
- + Fire Hydrant
- Sewer Line
- Water Line



Z-FY-15-09
City of Temple GIS
bzndt

GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.

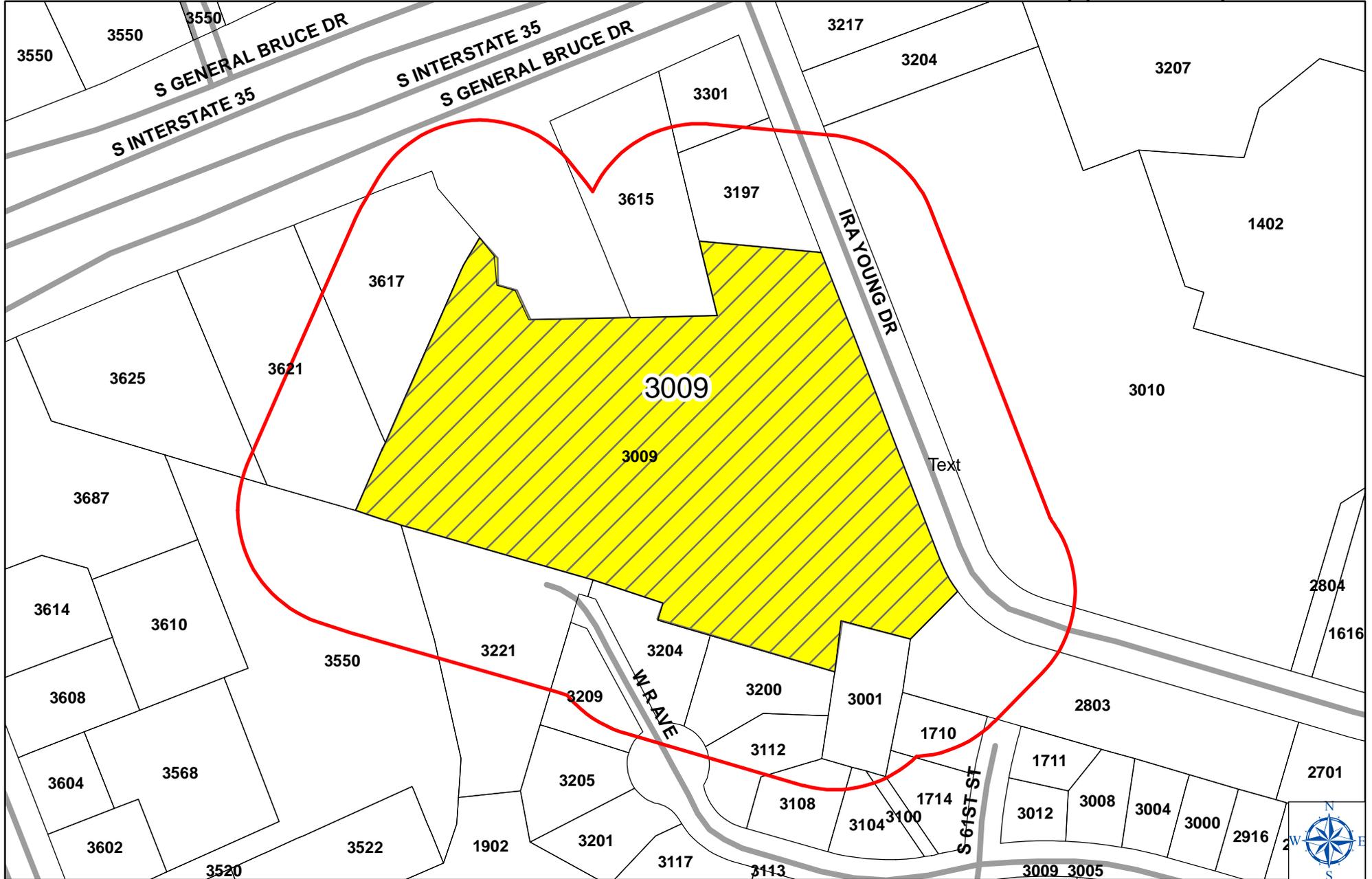




Z-FY-15-09

200' Property Owner Buffer

3009 Ira Young Drive
Chappell Hill Apartments



Case

1234 Addresses



200' Buffer



Z-FY-15-09
City of Temple GIS
bzendit

GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



**RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE**

Chappell Hill Equity III LTD
3107 Sweetwater Cove
Belton, Texas 76513

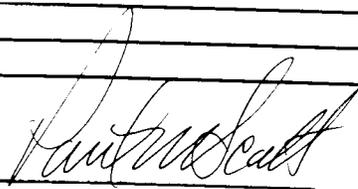
Zoning Application Number: Z-FY-15-09 Project Manager: Beverly Mesa-Zendt

Location: Chappell Hill Apartments, 3009 Ira Young Drive

The proposed rezoning is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested rezoning, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice, and provide any additional comments you may have.

I recommend approval () denial of this request.

Comments:


Signature GENERAL PARTNER
CHAPPELL HILL EQUITY III LTD

PAUL M SCOTT
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than March 16, 2015

City of Temple
Planning Department
Room 102
Municipal Building
Temple, Texas 76501

Number of Notices Mailed: 17

Date Mailed: March 5, 2015



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

3/16/15
Item #4
Regular Agenda
Page 1 of 4

APPLICANT / DEVELOPMENT: Chuck Lucko, All County Surveying on behalf of William Hickman, McLean Commercial, LTD and Casa Bonita, LTD.

CASE MANAGER: Beverly Mesa-Zendt AICP, Assistant Planning Director

ITEM DESCRIPTION: Z-FY-15-11. Hold a public hearing to consider and recommend action on a rezoning from Two Family Dwelling District (2F) to Planned Development Multiple Family One District (PD-MF-1) on Lots 1-12, Block 10, and Lots 1-12, Block 11, Canyon Ridge Phase II.

STAFF RECOMMENDATION: Staff recommends approval of the rezoning from 2F to PD-MF-1 with the following conditions. That the applicant provide:

1. Canopy trees to enhance landscaping for new proposed duplex units – 1 per each unit per the attached site plan;
2. Four additional canopy trees at the perimeter of the existing development (Block 11). Per the attached site plan; and
3. An accessible 5 foot pedestrian path between the proposed new units and the existing Friar's Creek Hike and Bike Trail.

. The proposed rezoning demonstrates the following:

1. Compliance with the Future Land Use Map;
2. Compliance with the Planned Development Review Criteria;
2. Compatibility with surrounding zoning and land uses; and
3. Compliance with the Thoroughfare Plan and Master Trails Plan.

Additionally, public facilities are available to serve the subject property.

ITEM SUMMARY: The applicant is seeking a rezoning of two blocks/twenty-four lots from Two Family Dwelling (2F) to Planned Development- Multiple Family One (PD-MF-1). The subject property is located in the Canyon Ridge Phase II subdivision. All lots located in Block 11 of subdivision have already been constructed as duplexes and are currently leased as rental units. No improvements have been made to the lots located on Block 10 of the subdivision. The owner has indicated his intent to construct future duplex units on Block 10 in accordance with the current lot layout. The applicant

has indicated that the rezoning would facilitate the consolidation of all lots into two single lots/blocks under one ownership. The applicant has submitted a companion application for a replat of the subject property in order to achieve the lot consolidation. The rezoning would permit the construction of multiple units on what will now become a single lot/block configuration (Block 10) and would allow the existing units on Block 11 to be legally conforming to city zoning.

Under the MF-1 zoning designation, the applicant could construct duplexes in accordance with the current lot layout. The applicant has requested a planned development to provide additional assurance to the Planning Commission and City Council of his intent to construct duplexes in accordance with the current zoning and to prevent any higher intensity uses to be constructed on the subject property by right.

PLANNED DEVELOPMENT REVIEW CRITERIA

The Unified Development Code states, that when considering a Planned Development, the approving body should consider the following:

1. Conformance to the Design and Development Standards Manual;
2. The environmental impact of the development to the site and surrounding neighborhood;
3. The compatibility with the use, character and design of the surrounding neighborhood;
4. The provision of safe and effective vehicular and pedestrian circulation;
5. The safety and convenience of off street parking and loading facilities;
6. Compliance of streets with city codes and the Thoroughfare Plan;
7. The provision of landscaping that provides adequate buffers and complements the design and location of buildings;
8. The design of open space ensuring that such design is suitable for recreation and conservation uses;
9. The provision of adequate utilities, drainage, and refuse disposal.

The subject property is located on existing streets and will be served by infrastructure that has already been approved and dedicated to the city. Staff has reviewed the criteria related to consideration of a planned development and has asked the applicant to provide the following improvements to address several of the criteria listed above:

- The utilization of canopy trees to enhance landscaping for new proposed duplex units;
- The provision of additional canopy trees at the perimeter of the existing development (Block 11). Currently the site has medium (ornamental) trees; and
- The provision of an accessible pedestrian path between the proposed new units and the existing Friar’s Creek Hike and Bike Trail.

The applicant has agreed to all the staff requests and has shown related improvements on the attached site plan.

SURROUNDING PROPERTY AND USES: The following table provides the direction from the property, Future Land Use Plan (FLUP) designation, existing zoning and current land uses:

Direction	FLUP	Zoning	Current Land Use
-----------	------	--------	------------------

Subject Property	Auto-Urban Residential	2F	Duplexes and undeveloped
North	Auto-Urban Commercial	0-2	Undeveloped
South	Auto-Urban Residential	2F	Duplexes
East	Auto-Urban Commercial	GR & Parks & Open Space	Undeveloped/ Recreational
West	Auto-Urban Residential	SF-2	Undeveloped

A number of residential, educational and institutional uses are permitted in the 2F zoning district, the PD- MF-1 District would be limited to only those uses identified in the approving ordinance and on the site plan. The site plan provided and the related ordinance will establish the development standards for the subject property. If Block 11 is ever redeveloped, it will need to be redeveloped in compliance with the ordinance and site plan.

COMPREHENSIVE PLAN COMPLIANCE: The proposed rezoning relates to the following goals, objectives or maps of the Comprehensive Plan and Sidewalk and Trails Plan:

Document	Policy, Goal, Objective or Map	Compliance?
CP	Map 3.1 - Future Land Use and Character (FLUP)	Yes
CP	Map 5.2 - Thoroughfare Plan	Yes
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	Yes
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	Yes

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

Future Land Use and Character Plan (FLUP) (CP Map 3.1)

The property is within the Auto-Urban Residential character district. The *Choices '08* City of Temple Comprehensive Plan states that the Auto- Urban Residential character district is for smaller single family lots similar to the range of lot sizes available in the City's current SF – SFA zoning districts. Additional density (garden/patio, two family dwellings, and townhouses) would require corresponding increases in open space, but to a lesser standard than what is required in the suburban residential district. Higher density uses in the Auto-Urban residential character district should include bufferyard requirements and design standards to provide adequate separation between less intensive uses. The requested zoning, as part of a planned development, is an appropriate request for this character area. As part of the planned development request staff has requested enhanced landscaping and an accessible connection to the Friar's Creek Hike and Bike Trail, both requests intended to improve both access to and the quality of open space.

Thoroughfare Plan (CP Map 5.2) and Temple Trails Master Plan Map and Sidewalk Ordinance

The subject property is bounded by three existing local streets: Hartrick Bluff Blvd, Ridgeview Drive, and Brutus Lane. The general development area is located off Canyon Creek Drive which has been identified as a major arterial in the city's Thoroughfare Plan. The subject site is adjacent to the Friar's Creek Hike and Bike Trail – an existing city-wide spine trail. The applicant has agreed to provide an accessible pedestrian path between the development and the adjacent trail.

Availability of Public Facilities (CP Goal 4.1)

Sanitary sewer is available to the subject property through an existing 8” sewer line provided along Ridgeview Drive and Brutus Lane. Water is provided by means of on an existing 8” water line also located along Ridgeview Drive and Brutus Lane

DEVELOPMENT REGULATIONS: The development site plan will provide the development and dimensional standards for this development. Standard two family dwelling dimensional regulations for the MF-1 district are:

Min Lot Size	4,000 SF
Min Lot Width	60 FT
Min Lot Depth	100 FT
Front	25 FT
Side	10 % of lot width (or minimum 5')
Side (Corner)	15 FT
Rear	10 FT

PUBLIC NOTICE: Seven (7) notices of the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of the subject property as required by State law and City Ordinance. As of Wednesday March 11, 2015 no notices have been received in favor of the proposed rezoning and no notices have been returned in opposition to the proposed rezoning. The newspaper printed notice of the public hearing on March 5, 2015, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

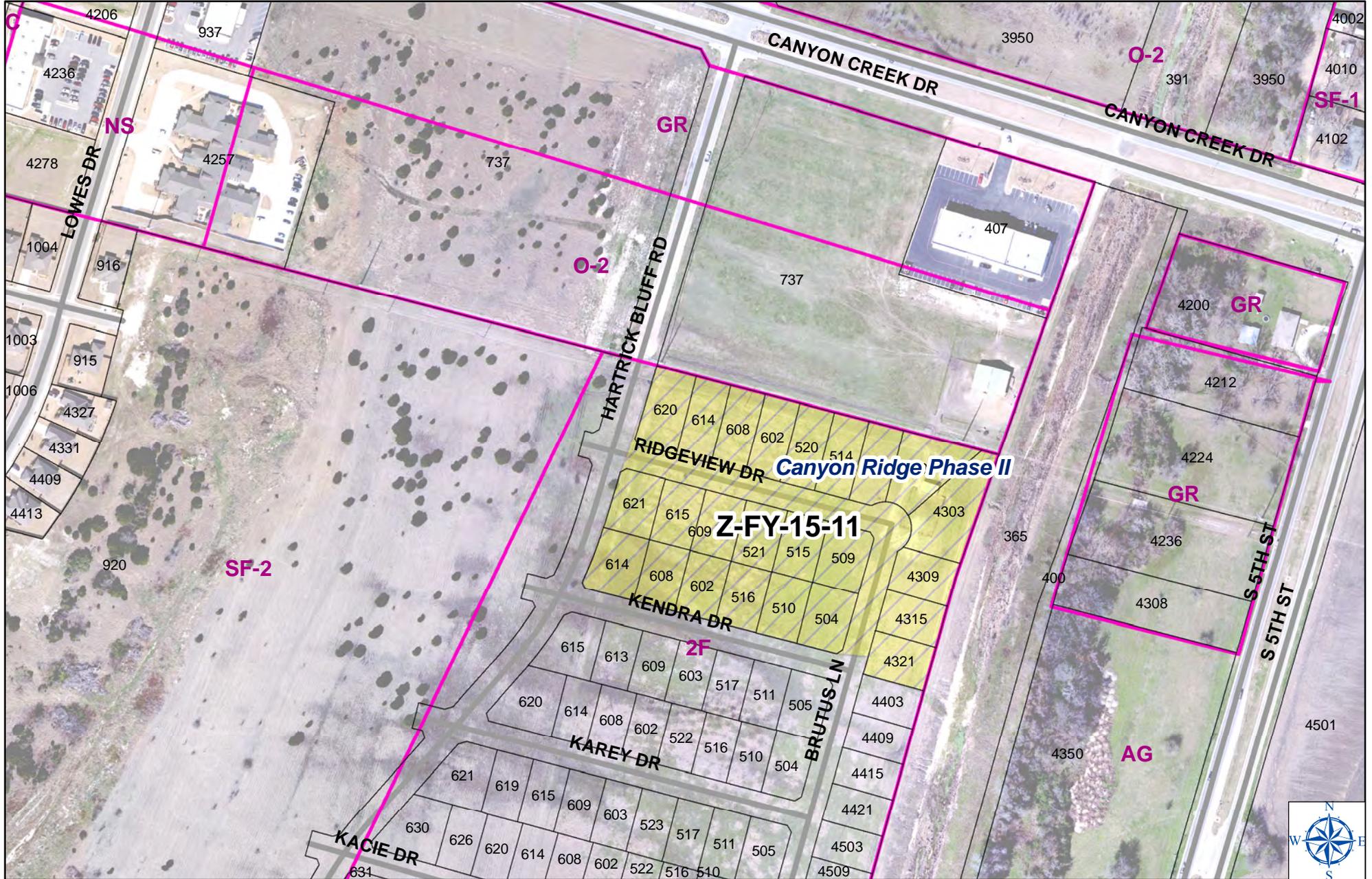
- Zoning & Location Map
- Site and Surrounding Property Photos
- Development Site Plan
- Final Plat of the Villas at Canyon Ridge
- Future Land Use and Character Map
- Localized area of the Thoroughfare & Trails Plan (combined)
- Utility Map
- Notification Map



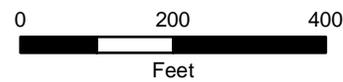
Z-FY-15-11

Rezoning from Two Family Dwelling (2F) to
Planned Development-Multiple Family Dwelling

Lots 1-12 Block 10 Canyon Ridge Phase II
Lots 1-12 Block 11 Canyon Ridge Phase II



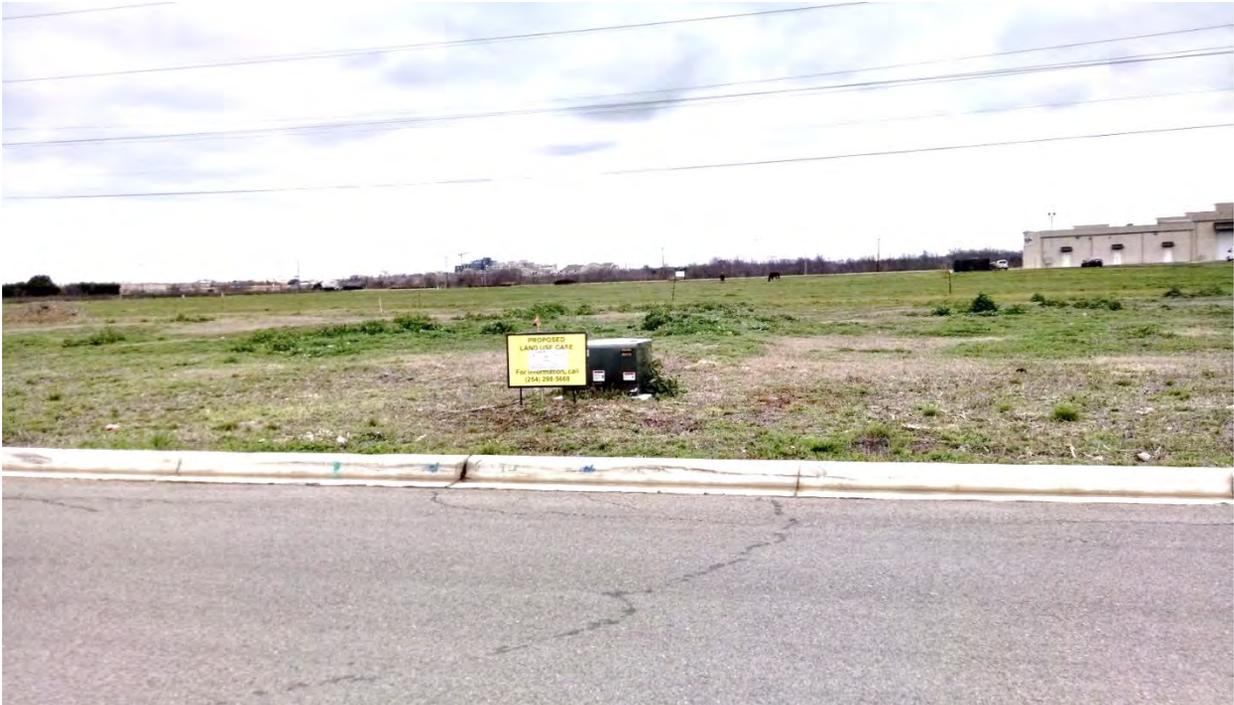
Zoning
 Case
 1234
Addresses



GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.

City of Temple
Planning Department
BMZ - 2-20-15

Subject Property: Ridgeview Drive, Kendra Drive,
and Brutus Lane



Property to the North



Property to the South

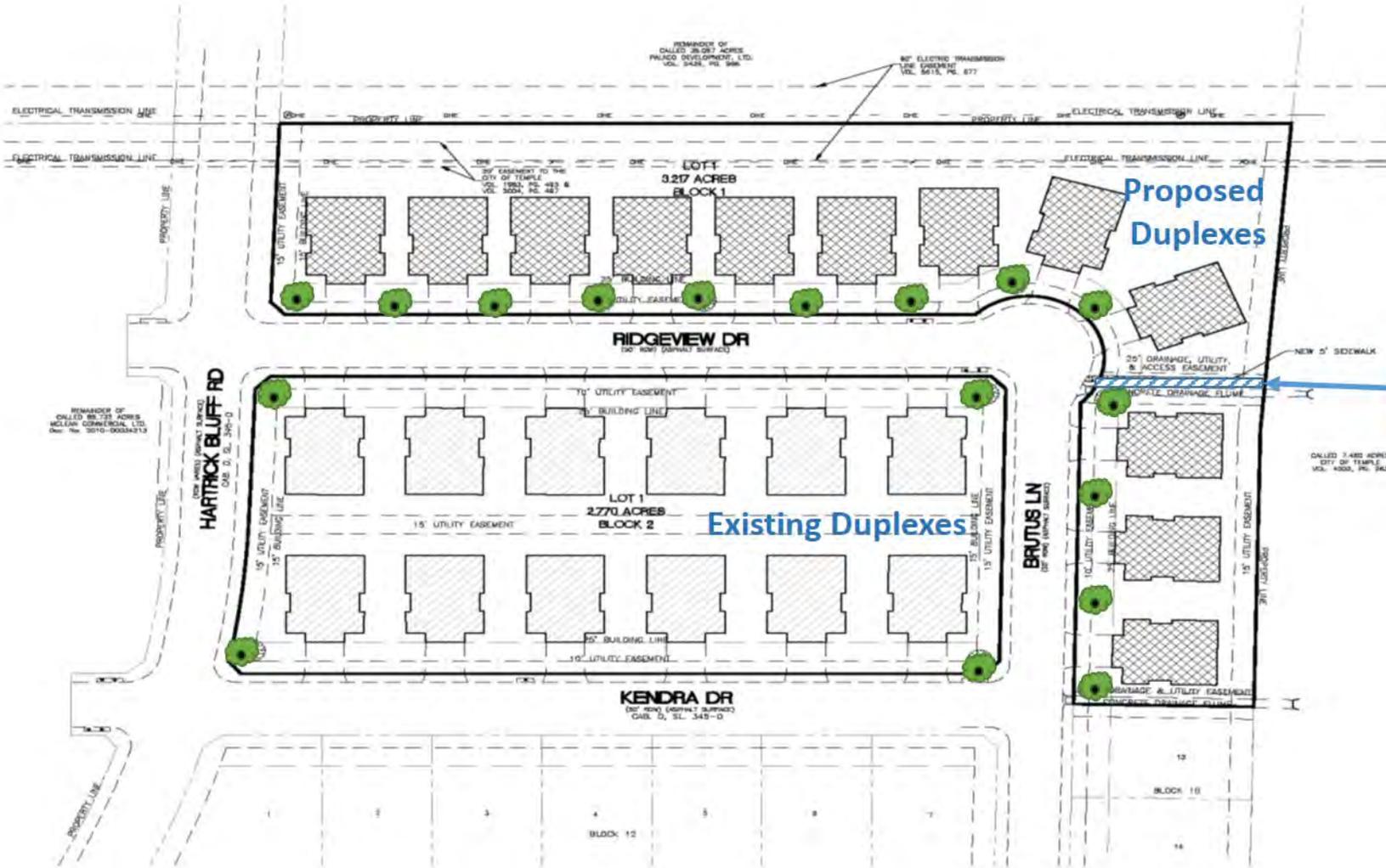


Property to the West

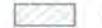


Property to the East





LEGEND

-  PROPOSED DUPLEXES
-  EXISTING DUPLEXES
-  NEW 2" CALIPER CANOPY TREE

Proposed sidewalk



Date:	Revisions
	Remarks:

DRAWING STATUS
 THESE DRAWINGS HAVE BEEN REVIEWED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER AND ARE BEING SUBMITTED TO THE CITY OF TEMPLE FOR REVIEW AND APPROVAL. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE DRAWINGS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE DRAWINGS AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

VILLAS AT CANYON RIDGE
 TEMPLE, TEXAS



CLARK & FULLER
 CIVIL ENGINEERING - DESIGN - PLANNING

Project No. 151538.00
 Date: 3-16-15
 Designer: JCF
 Drafter: DWG

1

CIVIL SITE PLAN

FINAL PLAT of VILLAS AT CANYON RIDGE

WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

Being part of the MAXIMO MORENO SURVEY, ABSTRACT 14, Bell County, Texas, being a replat of all of Lots 1 through 12, Block 10 and Lots 1 through 12, Block 11, CANYON RIDGE, PHASE II, an addition in the City of Temple, Bell County, Texas, according to the plat of record in Cabinet D, Slide 345-C, Plat Records of Bell County, Texas.

STATE OF TEXAS
COUNTY OF BELL

MCLEAN COMMERCIAL, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF A PORTION OF THE LAND SHOWN ON THIS PLAT (LOT 1, BLOCK 1) AND CASA BONITA, LTD., A TEXAS LIMITED PARTNERSHIP, OWNER OF A PORTION OF THE LAND SHOWN ON THIS PLAT (LOT 1, BLOCK 2) AND DESIGNATED HEREIN AS VILLAS AT CANYON RIDGE, WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, AND WHOSE NAMES ARE SUBSCRIBED HERETO, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

MCLEAN COMMERCIAL, LTD., A TEXAS LIMITED PARTNERSHIP
P. O. BOX 1183
KILLEEN, TEXAS 76540

BY:

WILLIAM E. HICKMAN, ATTORNEY IN FACT
MCLEAN COMMERCIAL MANAGEMENT, L.C., GENERAL PARTNER

CASA BONITA, LTD., A TEXAS LIMITED PARTNERSHIP
C/O BLUFFVIEW REAL ESTATE
P. O. BOX 1183
KILLEEN, TEXAS 76540

BY:

WILLIAM E. HICKMAN, MEMBER
CASA BONITA MANAGEMENT, L.L.C., GENERAL PARTNER

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, the undersigned authority, on this day personally appeared WILLIAM E. HICKMAN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as Attorney in Fact for MCLEAN COMMERCIAL MANAGEMENT, L.C., a Texas limited liability company, general partner, as the act of MCLEAN COMMERCIAL, LTD., a Texas limited partnership, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2015.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BELL

BEFORE ME, the undersigned authority, on this day personally appeared WILLIAM E. HICKMAN, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same as Member of CASA BONITA MANAGEMENT, L.L.C., a Texas limited liability company, general partner, as the act of CASA BONITA, LTD., a Texas limited partnership, for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2015.

NOTARY PUBLIC, STATE OF TEXAS

I, THE UNDERSIGNED, DIRECTOR OF PLANNING OF THE CITY OF TEMPLE, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE CITY OF TEMPLE, IT QUALIFIES FOR ADMINISTRATIVE PLAT APPROVAL AS PROVIDED BY CITY ORDINANCE, AND IS HEREBY APPROVED.

DIRECTOR OF PLANNING

STATE OF TEXAS
COUNTY OF BELL

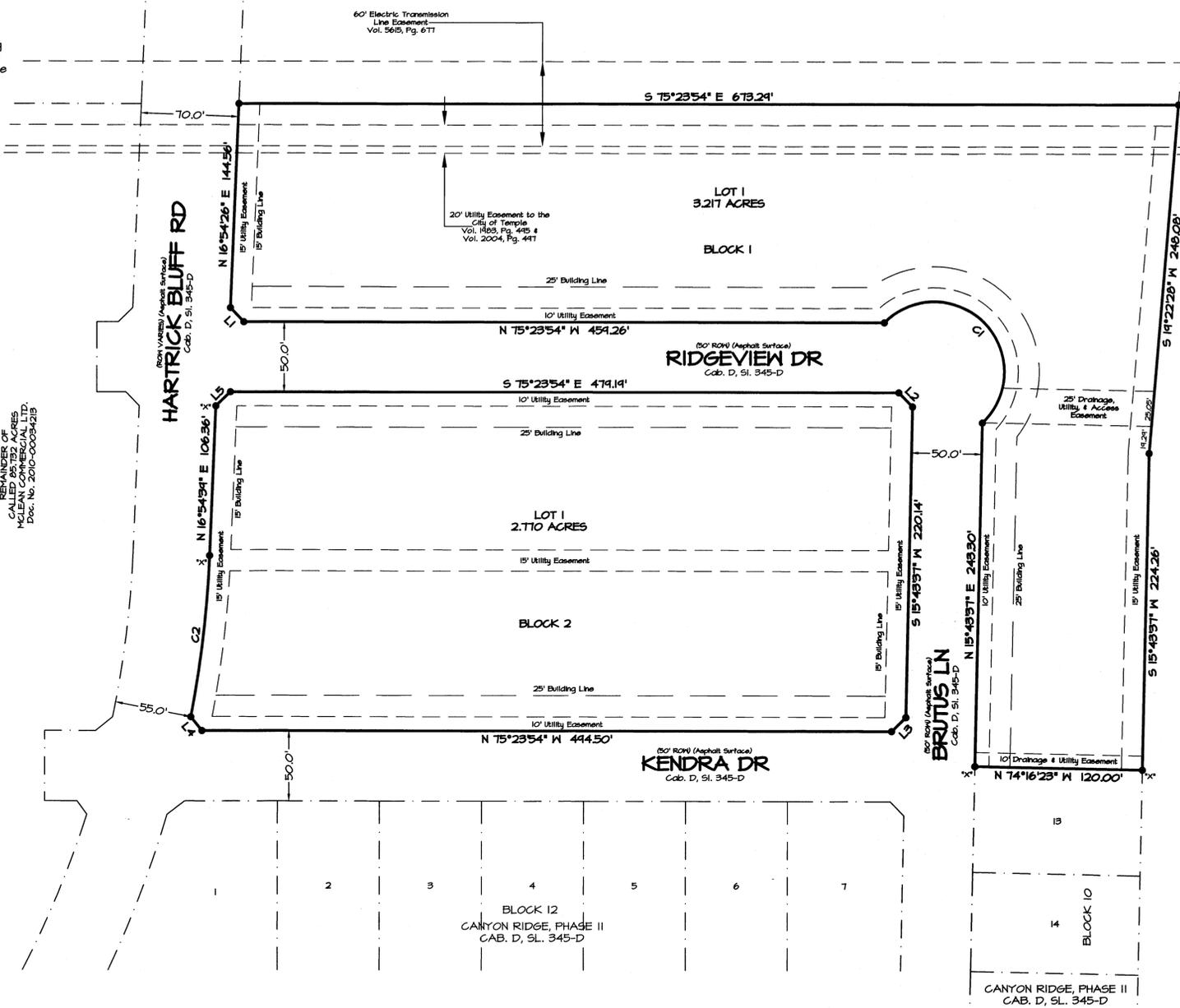
I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THAT THIS PLAT IS TRUE AND CORRECT, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS ARE CORRECTLY SHOWN THEREON.



CHARLES C. LUCKO, R.P.L.S.
REGISTRATION NO. 4636

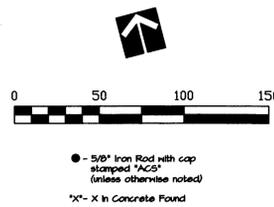
DATE SURVEYED: DECEMBER 24, 2014

REMAINDER OF
CALLED 35.257 ACRES
PALACO DEVELOPMENT, LTD.
VOL. 5439, PG. 546



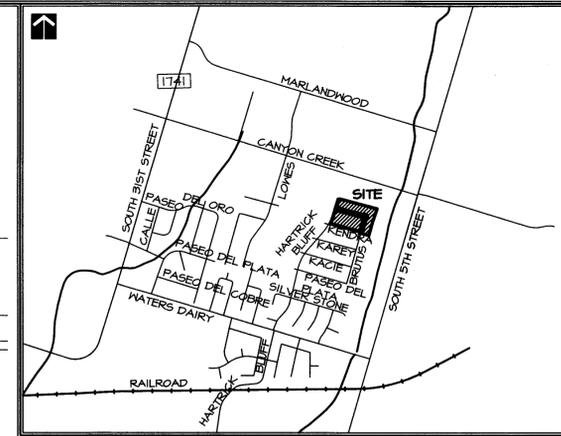
LINE	BEARING	DISTANCE
L1	N 29°14'44" W	13.85'
L2	S 24°50'04" E	14.00'
L3	S 60°09'51" W	14.28'
L4	N 24°40'44" W	12.66'
L5	N 60°45'16" E	14.42'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	154.06'	50.00'	182°16'16"	N 29°50'04" W	99.98'
C2	114.92'	752.50'	8°45'00"	N 21°16'44" E	114.81'



This project is referenced to the City of Temple Coordinate System, NAD 83, Texas Central Zone. All distances are horizontal surface distances and all bearings are grid bearings. All coordinates are referenced to City Monument No. 909. The theta angle at City Monument No. 909 is 01° 31' 56". The combined correction factor (CCF) is 0.9998553. Grid distance = surface distance X CCF. Geodetic north = grid north + theta angle. Published City coordinates for City Monument No. 909 are N = 1036166.86, E = 3221842.21. Reference tie from City Monument No. 909 to the northeast corner of said 3.217 acre tract is S 44° 03' 42" W, 1161.08 feet. Reference tie from City Monument No. 909 to the easternmost southeast corner of said 2.110 acre tract is S 42° 30' 11" W 1635.63 feet.

Based upon what can be scaled from the graphics shown on FEMA Flood Insurance Rate Map (FIRM), Map No. 48021C0365E, effective date September 26, 2008, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. This flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.



VICINITY MAP - N.T.S.

LOTS - TWO (2)
BLOCKS - TWO (2)
AREA - 5.987 ACRES

Purpose:
To combine multiple lots into 2 lots.

CALLER 7.460 ACRES
CITY OF TEMPLE
VOL. 4008, PG. 269

AFFIDAVIT:

The Tax Appraisal District of Bell County, the taxing authority for all taxing entities in Bell County, Texas, does hereby certify that there are currently no delinquent taxes due or owing on the property described by this plat.

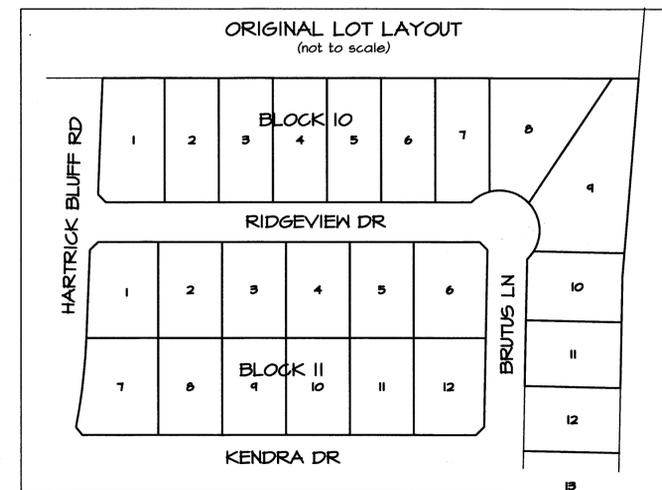
Dated this the _____ day of _____, 2015 A. D.

By: _____
Bell County Tax Appraisal District

FILED FOR RECORD THIS _____ DAY OF _____, 2015.

IN YEAR _____ PLAT # _____, PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT # _____, OFFICIAL PUBLIC RECORDS OF BELL COUNTY, TEXAS.



ORIGINAL LOT LAYOUT
(not to scale)

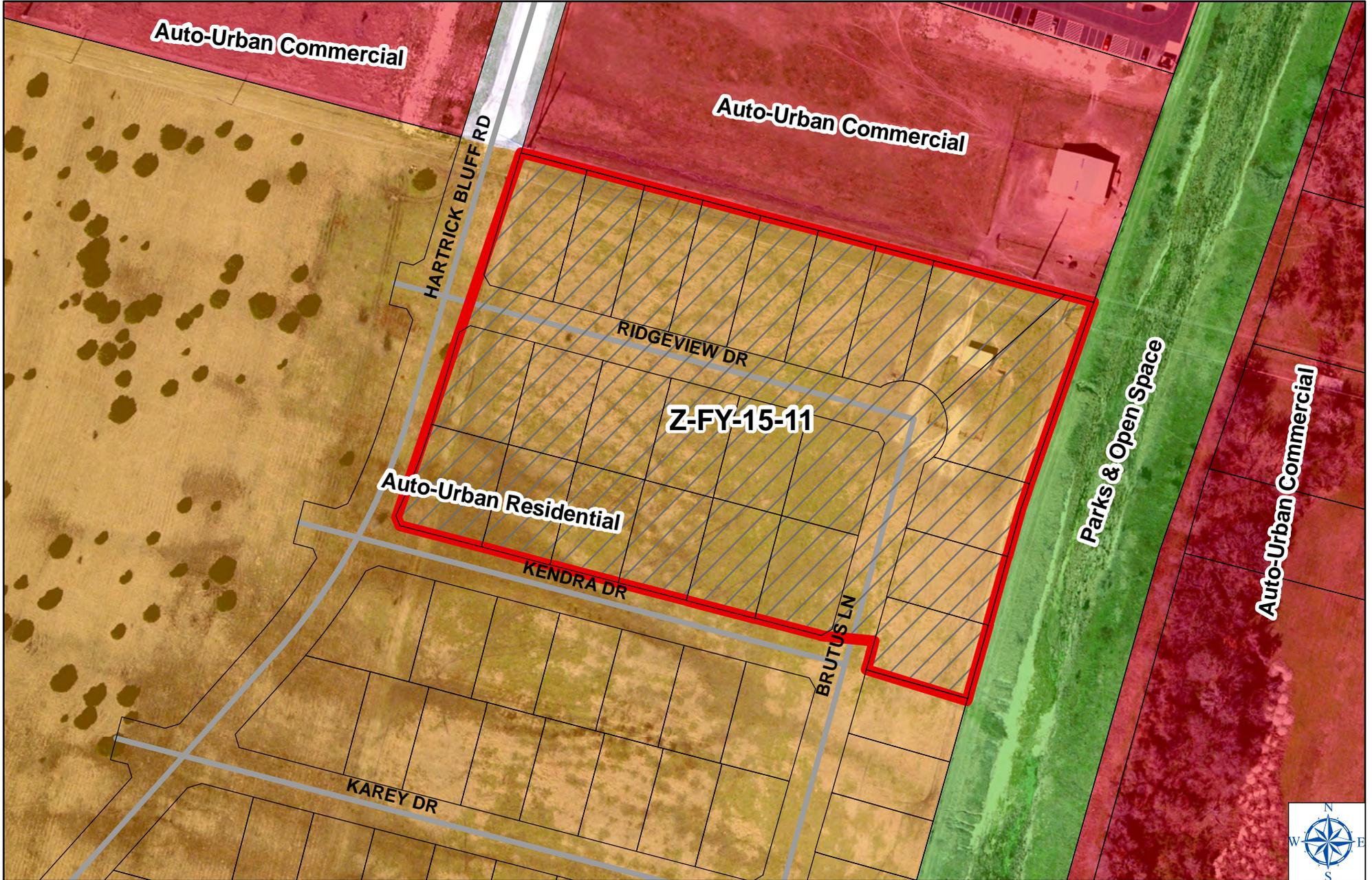
FINAL PLAT of
VILLAS AT CANYON RIDGE
WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

ALL COUNTY SURVEYING, INC.
1303 South 21st Street, Temple, Texas 76504
(254) 778-2272 FAX (254) 774-7608

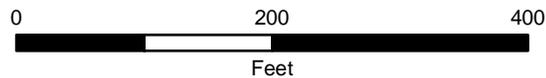


Plot date: 02-12-2015

Job No: 140932
Date: 12-24-2014
Scale: 1" = 50'
Drawing No: 140932P
Drawn By: SLW
Checked By: CCL



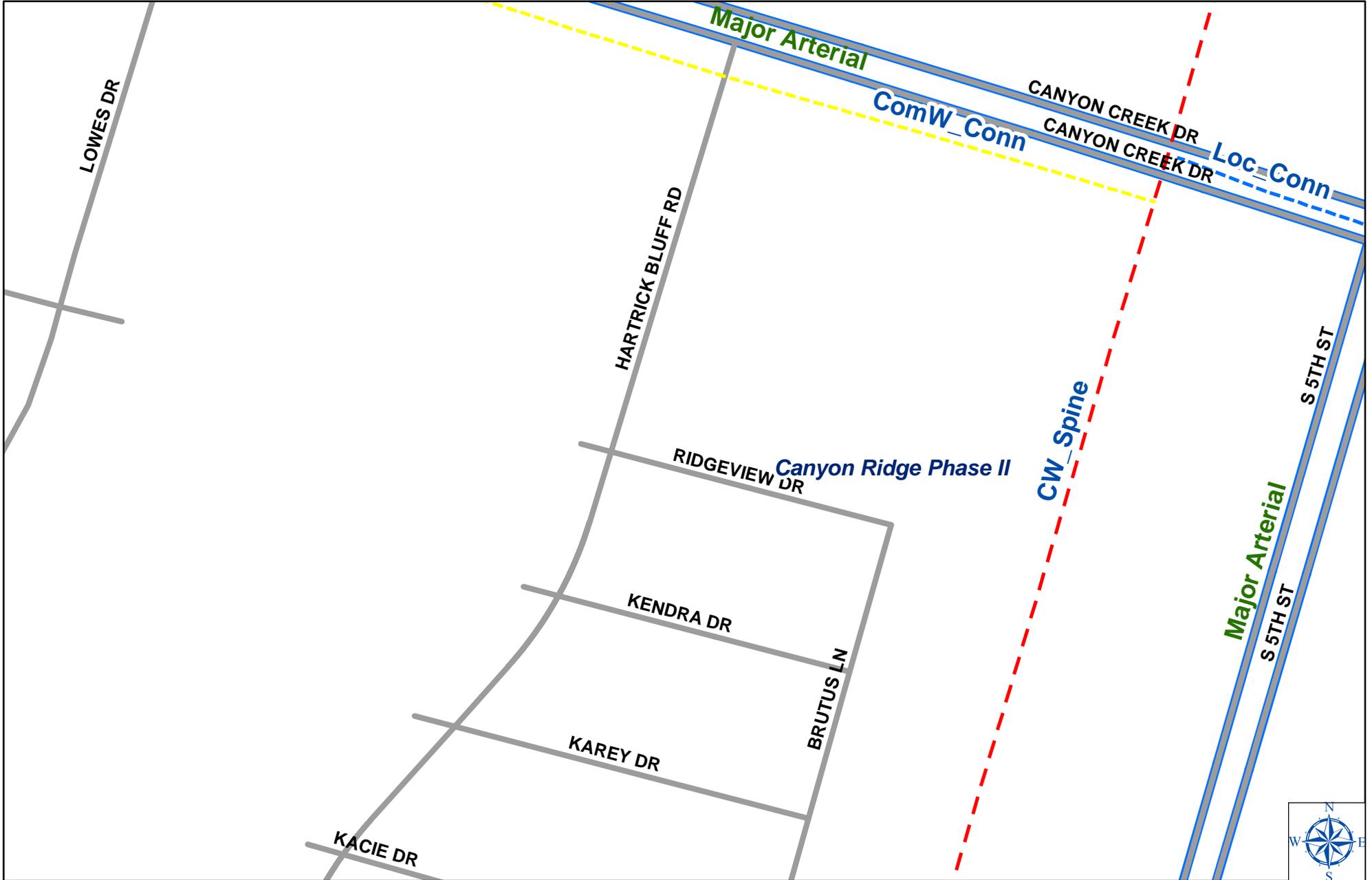
 Case





Z-FY-15-11 Thoroughfare and Trails Map

Lots 1-12 Block 10 Canyon Ridge Phase II
Lots 1-12 Block 11 Canyon Ridge Phase II



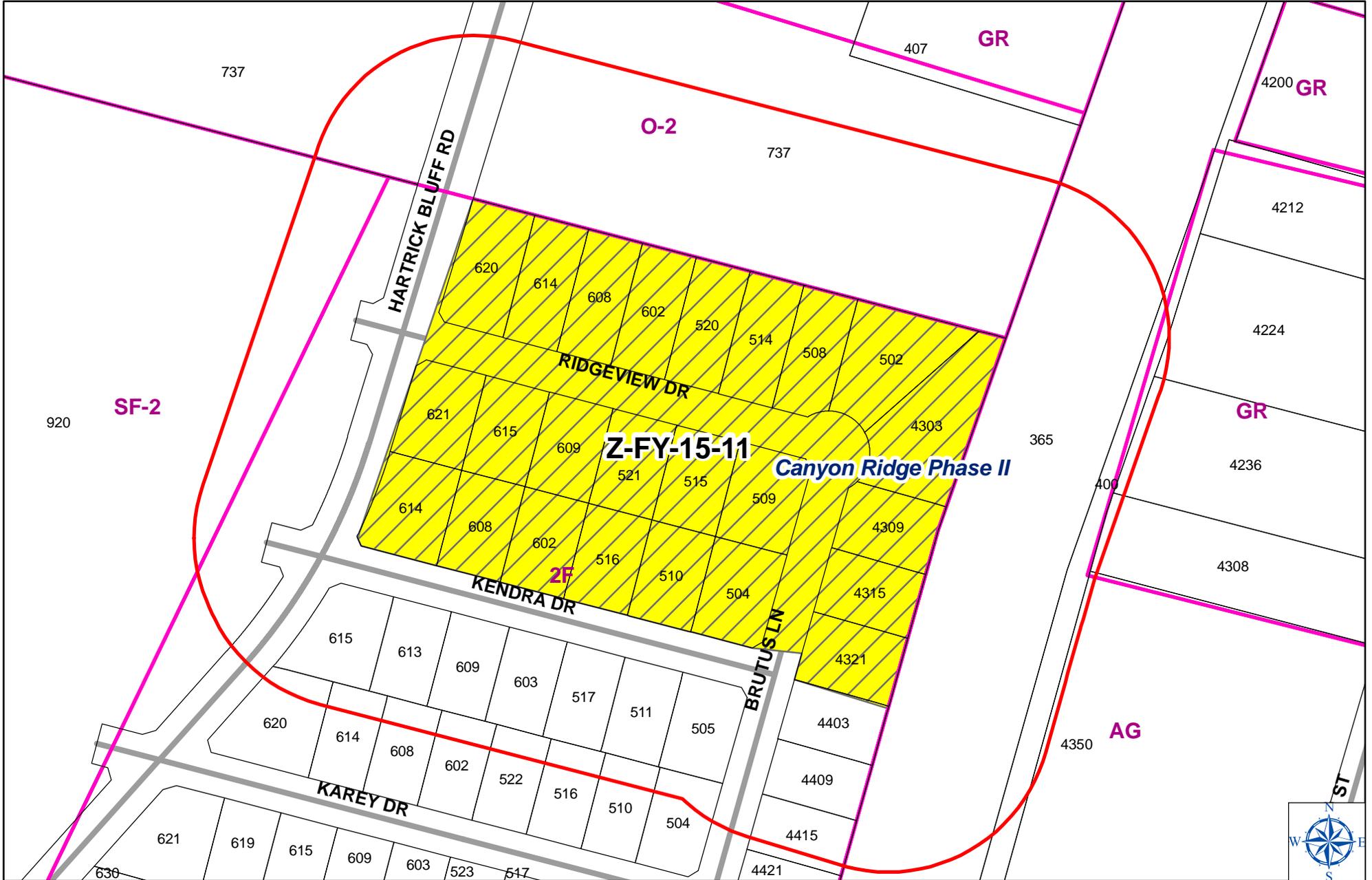
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



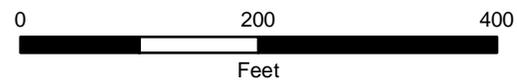
Z-FY-15-11

Rezoning from Two Family Dwelling (2F) to Planned Development-Multiple Family Dwelling

Lots 1-12 Block 10 Canyon Ridge Phase II Lots 1-12 Block 11 Canyon Ridge Phase II



Zoning
 Case
 1234
Addresses



GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.

City of Temple
Planning Department
BMZ - 2-20-15



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

03/16/15
Item #5
Regular Agenda
Page 1 of 12

APPLICANT / DEVELOPMENT: Sam Best (Olde Towne Development)

CASE MANAGER: Mark Baker, Planner

ITEM DESCRIPTION: Z-FY-15-12: Hold a public hearing to consider and recommend action on a rezoning from Urban Estate District (UE) to Planned Development-Urban Estate District (PD-UE), with a Development Plan proposing 138 single-family lots on 61.137 +/- acres, being two tracts of land, within the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located at 5105 Charter Oak Drive.

STAFF RECOMMENDATION: Based on the following analysis and reasons that:

1. That the proposed Development Plan is consistent with the provisions of the Planned Development Criteria as required by UDC Section 3.4.5;
2. The requested rezoning is consistent with the anticipated growth of the area which would support higher density single-family residential development, being consistent with the adjacent Suburban Ranch designation of the Future Land Use Plan;
3. The request is consistent with adjacent Suburban Residential land uses and SF-1 zoning established, across from Charter Oak Drive;
4. The request is in partial compliance with the Thoroughfare Plan; and
5. Public facilities are available to serve the subject property.

Staff recommends approval of the requested rezoning from Urban Estate (UE) to Planned Development - Urban Estate (PD-UE), subject to the following conditions:

1. A Development Plan, as per attached Exhibit B.
2. The following site enhancements:
 - a. A 6' to 8' high solid cedar fence along the Charter Oak street frontage;
 - b. Construction of a 4' sidewalk encircling within the interior of the subdivision; connecting to the private park (tract A) and both driveway entrances into the subdivision;
 - c. Construction of a 6' sidewalk along the subdivision's frontage of Charter Oak Drive and;
 - d. Landscaped entry with monument signage.
3. That restrictive covenants be submitted for review and recordation, addressing the maintenance and responsibilities of the homeowners association (HOA) for the following:

- a. Landscaping in common areas;
 - b. Tract A (park and detention areas);
 - c. Tract B, (including the sound attenuation berm);
 - d. Easements;
 - e. Fencing within common areas;
 - f. Sidewalk within common areas
4. Other enhancements:
- a. Enhanced front yard landscaping at the minimum rate of two, 2”-caliper trees (diameter at breast height);
 - b. Use of masonry, brick or stone as a primary exterior building material on a minimum of 3 of 4 building sides of the primary structure;
 - c. Construction of rear yard fencing on each residential lot.
5. That upon final approval by TxDot, either the deceleration / acceleration lanes and/or a separate center left-turn lane for traffic turning movements is provided;
6. That the private park in substantial compliance to the attached park plan, be constructed prior to the Acceptance of Infrastructure for Phase I of development.

ITEM SUMMARY: The applicant, Sam Best, requests rezoning of 61.137 +/- acre property from Urban Estate (UE) to Plan Development (PD-UE) with a Development Plan, which proposes 138 single-family lots ranging from 12,500 square feet to 26,971 square feet in area. This request follows a previous request on this property to Single Family-1 (SF-1) for 184 lots, which was denied by City Council in November 2014.

BACKGROUND: In August 2014, the applicant had submitted a request for single-family 1 (SF-1) zoning for 184 lots on the same subject 61.137 +/- acre property (Exhibit A). Staff still affirms the recommendation of approval, when the request was not consistent with the Future Land Use Plan (FLUP) and partial Thoroughfare Plan adequacy of Charter Oak Road (FM 817). The basis for the recommendation was that the request was consistent with surrounding single-family zoning and the anticipated single family development occurring on the fringes of the community.

On November 6, 2014, the request was considered by City Council for rezoning from Urban Estates (UE) to Single-Family 1 (SF-1), which was unanimously denied by the City Council. Concerns from the Planning & Zoning Commission and City Council related to density as well as traffic along Charter Oak Road, led to its denial.

While the previous request was for 184 lots, ranging from 8,866 square feet to 32,585 square feet, this current proposal does not seek single-family zoning. It does seek to reduce the density from 184 to 138 lots. The current request however, is for a rezoning to Planned Development, includes a Development Plan, which proposes 138 lots ranging from 12,550 square feet to 26, 971 square feet. It is therefore, considered a new request. The following table compares the request with regard to zoning and dimensional standards.

	<u>184 Lots</u>	<u>138 Lots</u>
	-	

Proposed Zoning	SF-1	PD-UE
Minimum Lot Size	7,500 SF (8,866 proposed)	12,500 SF
Front Setback	25 Feet	30 Feet
Side Setback	10% lot width, 6' min	15 Feet
Side Setback (corner)	15 Feet	15 Feet
Rear Setback	10 Feet	10 Feet
Max Building Height	2 Stories	3 Stories

Planned Development: The current request for a Planned Development (PD) is proposed to retain the Urban Estate base-zoning. Per UDC Sec 3.4.3A, as a Planned Development, a Development Plan for consideration and approval by City Council is required.

As a Planned Development, the minimum lot square footage (22,500 square feet) of the Urban Estate zoning district is being requested for a minimum 12,500 square feet, allowing for the additional density from about 95 lots to 138 lots. In turn, an entryway feature, a sound attenuation berm on the southern property boundary, private parkland as well as acceleration and deceleration lanes along Charter Oak are proposed by the developer.

UDC Section 3.4.1 defines a Planned Development as:

“A flexible overlay zoning district designed to respond to unique development proposals, special design considerations and land use transitions by allowing evaluation of land use relationships to surrounding areas through development plan approval.”

As a Planned Development, a Development Plan (Exhibit B) is subject to review and approval as part of the rezoning. As opposed to a standard rezoning, conditions of approval can be included into the rezoning Ordinance. The Development Plan that has been submitted, provides the boundaries and the layout for the proposed preliminary plat. The Development Plan also identifies some of the facilities as well as the locations of the proposed enhancements. Enhancements are an expectation of a Planned Development to off-set the unique manner of the request. Enhancements which the applicant has agreed to are as follows:

- I. **Acceleration & Declaration Lanes on Charter Oak:** While not required by the revised TIA, a combination of acceleration and deceleration lanes have been proposed for each of the two development entrances along Charter Oak Drive. In addition, TxDot has required a center-left turn lane. The applicant has indicated that there is not enough right-of-way for both.

TxDot has advised City staff that timing, design and a final determination of whether both will be required cannot be made until formal engineered plans have been reviewed and approved by TxDot. A close-up detail of the proposed center-left turn lane is provided as an inset in the attached Development Plan.

- II. Front Entrance Feature:** A solid 6-foot to 8-foot high cedar fence running the full length of the project's frontage along Charter Oak Road is proposed. Spaced at intervals of 60-feet to 70-feet, masonry pillars will be provided. Located at each of the two entries into the subdivision will be a masonry monument sign with the name of the development and lite with an overhanging lantern. This fencing would border the existing single-family residence located along Charter Oak Drive on three of four sides.
- III. Private Parkland:** A private park of approximately 3.09 acres is proposed on the southwestern portion of the property. The proposed park is outside of a detention basin, which is also preferred when parkland is being dedicated to the City. In addition, the location of this proposed park site is within a utility easement. The Parks and Leisure Services Department is generally not supportive of parks within utility easements. The park, however is not being dedicated to the City but will be maintained by a Homeowners Association. Park Planning staff is supportive of the private parkland as proposed The proposed amenities include:
- a. Playscape,
 - b. Landscaping,
 - c. Park Benches,
 - d. Park Fencing,
 - e. Park Masonry Pilasters, and
 - f. Park Trail

In addition, as further described in the attached Narrative Letter, the total valuation of park improvements is estimated to be approximately \$92,300.00. If this had been a public park, a park fee of approximately \$31,050.00 would have been required based on \$225 per lot. As a result, the proposed park and improvements exceed the minimum requirement of public parkland.

The applicant has indicated that the park will be built with Phase I of the development. Per the Park and Leisure Services Department, since the park is proposed with Phase I, it will need to be constructed prior to the acceptance of infrastructure for Phase I.

- IV. Sound Attenuation Berm:** As identified during the public hearing from the November 6, 2014 meeting, an engineered sound attenuation berm will be provided on the southeastern boundary of the project adjacent to the BNSF Railroad lines. The berm is proposed to have an approximate maximum height of 20 feet and contain two separate, 4-foot high sections of stacked limestone. The slope facing the development is proposed to be engineered at a 2:1 ratio as shown by the attached exhibit. At its base the berm will be approximately 70 feet. The berm will be located within Tract B and will need to be maintained by the Homeowners Association. The purpose of the berm is to reduce the noise associated with the existing railroad tracks and traffic from I-35.
- V. Sidewalk:** The applicant is proposing a 6-foot sidewalk along the development's frontage of Charter Oak Drive. The 6-foot sidewalk could be upsized by the City to 8-10-feet to accommodate a City-Wide Spine Trail per the Trails Master Plan. Additional

landscape trees will be provided, as found acceptable by TxDot at the rate of 1 tree per 40 lineal feet of frontage as discussed elsewhere in this report.

Although not required on local residential streets, a 4-foot sidewalk would also be provided along the properties fronting the outer portions of the subdivision and provide a complete circuit within the outer periphery of the subdivision. This will provide connectivity to the proposed parkland as well as Tract B.

- VI. Underground Utilities:** The applicant has indicated that existing above ground utilities would be buried along that section of Charter Oak as well as within the development. Final design and authority will be subject to TxDot and Oncor approval.
- VII. Sewer Easement:** Agreements are pending, as described later in the “Availability of Public Facilities” section of this report, for a sewer easement to cross the property. This easement will bring sewer to the subdivision development as well as provide access to City sewer for the immediate neighborhood.
- VIII. Exterior Building Materials:** Predominantly masonry exterior materials such as brick or stone are suggested by staff for 3 of 4 building sides for each residence. The applicant has agreed to this, which will be part of the Ordinance.
- IX. Residential Rear Yard Fencing:** A solid 6-foot high fence will be required at a minimum for all the rear yards adjacent to the development boundary. Language identifying the specific lots will be included into required through the restrictive covenants.
- X. Screening / Buffering:** The larger acreage lots have been arranged in such a manner that they offer additional screening and buffering adjacent to the existing residence on Charter Oak Drive. This is an example of the screening and buffering described earlier in the Comprehensive Plan.
- XI. Homeowners Association:** A homeowners association will be setup and governed by restrictive covenants. The covenants would need to address maintenance responsibilities of the private facilities as well as specific provisions for enhanced landscaping and the use of exterior building materials that exceed minimum code requirements. A draft of the covenants will need to be submitted for staff review during the Development Review phase of the subdivision and recorded with the final plat. These facilities include:
 - a. Private Parkland,
 - b. Detention basin within the parkland,
 - c. Tract B,
 - d. Noise Attenuation Berm,
 - e. Private sidewalks and pedestrian pathway within Tract B,
 - f. Landscaping within the common areas of the development, and
 - g. A cedar fence along the Charter Oak frontage and entryway such as monument signage feature

In accordance with UDC Section 3.4.5, in determining whether to approve, approve with conditions or deny a Planned Development application, the Planning & Zoning Commission and City Council must consider specific criteria. While more detailed discussion can be found throughout this report, a synopsis to compliance with the required criteria can be found in the attached table entitled “Planned Development Criteria and Compliance Summary”

Lastly, per UDC Section 3.4.2C, provisions are available to City Council to include additional conditions of approval into the rezoning ordinance as follows:

In approving a Planned Development, the City Council may require additional standards deemed necessary to create a reasonable transition to, and protection of, adjacent property and public areas, including but not limited to, access and circulations, signs, parking, building design, location and height, light and air, orientation, building coverage, outdoor lighting, landscaping, homeowners or property owners associations, open space, topography and screening.

Although the subject property as Urban Estate is anticipated to be developed with detached single-family residences, there are a number of uses that are permitted by right. As shown in the following table. The uses include but are not limited to:

<p><u>Residential uses</u> Family or Group Home Industrialized Housing</p>	<p><u>Nonresidential uses</u> Farm or Ranch Place of Worship Fire Station</p>
--	--

Prohibited uses include HUD-Code manufactured homes and land lease communities, duplexes and apartments. All commercial and industrial uses are prohibited, except these uses allowed by an approved conditional use permit (temporary asphalt concrete batching plants, a petroleum or gas well or a cemetery, crematory or mausoleum).

SURROUNDING PROPERTY AND USES: The following table provides the direction from the property, Future Land Use Plan (FLUP) designation, existing zoning and current land uses:

<u>Direction</u>	<u>FLUP</u>	<u>Zoning</u>	<u>Current Land Use</u>
Site	Agriculture/ Rural &	UE	Undeveloped
North	Suburban Residential	GR, UE, SF-1 & MH	Scattered SF Uses
South	Suburban Commercial	LI, GR	BNSF Railroad, I-35, scattered Commercial & Industrial Uses
East	Agriculture/Rural	UE, GR	Scattered SF Uses on Acreage
West	Agriculture/Rural	GR, ETJ	Undeveloped

COMPREHENSIVE PLAN COMPLIANCE: The proposed rezoning relates to the following goals, objectives or maps of the Comprehensive Plan and Sidewalk and Trails Plan:

Document	Policy, Goal, Objective or Map	Compliance?
CP	Map 3.1 - Future Land Use and Character (FLUP)	No
CP	Map 5.2 - Thoroughfare Plan	Partial
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	Yes
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	Yes

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

Future Land Use and Character Plan (FLUP) (CP Map 3.1)

Initially, the area north of Charter Oak Drive was platted as the Riverside Park Addition subdivision in 1952 while in unincorporated Bell County. This area was later part of land acquisition for the water treatment plant into the City in 1999. In August 1999, per Ordinance 1999-2651, a City initiated rezoning occurred from General Retail (GR) to the current Urban Estate (UE).

The remaining platted lots represent the only SF-1 zoned lots in the immediate area. Staff has identified that these lots range from 8,364 square feet to over one acre in size.

According to the City of Temple Comprehensive Plan / FLUP, the subject property, being a total 61.137 +/- acres, is within the Agricultural/Rural designation of the Future Land Use Plan (FLUP).

“The Agricultural/Rural designation is intended for those areas within the City limits that do not yet have adequate public facilities and services and therefore, may have on-site utilities. This designation is also meant to protect areas in active farm and/or ranch use.” Additionally, it is used as a holding designation after annexation. The current land use designation is not consistent with the proposed development and the anticipated density.

In this case, the proposed rezoning from Urban Estate to Planned Development, would retain the underlying Urban Estate zoning district and reduce the effects of the FLUP inconsistency. In doing so, a balance of rural and suburban single-family characteristics needs to be achieved. The balance can be achieved by following the direction outlined in the 2008 Temple Comprehensive Plan, which generally describes that as density increases, so should landscaping, screening and buffering. This concept is especially evident when applying the Planned Development to the density found in a Suburban Residential designation.

The Suburban Residential designation is established immediately to the north across Charter Oak Drive and it would be expected, the Suburban Residential FLUP designation would be expanded to accommodate future growth. For comparison, the Suburban Residential designation is consistent with the SF-1 zoning district.

According to the 2008 Comprehensive Plan (Page 3-17), the Suburban Residential FLUP designation is for mid-sized single family lots. Further, on Page 3-18, The Comprehensive Plan indicates that in Suburban Residential developments, the lot size may be reduced in developments that make corresponding increases in open space on the site to maintain the suburban character. At some point, smaller lot sizes would require development clustering to achieve the allowable densities. As in the Estate district, a minimum required site area would be necessary at some point to allow for more

significant clustering – a separation between clusters – and to maintain character if additional housing types are introduced within a planned development.

Additionally, clustering the smaller lots toward the center of the development and the larger lots toward the periphery of the project can also assist in achieving the objective of screening and buffering. To some degree, this clustering has been provided with this Planned Development.

Under this current UE zoning, with its minimum 22,500 square footage per lot, staff has estimated that approximately 90 to 95 homes can be constructed. The original number of homes took into account, a deduction of land area for right-of-way but does not include land deducted for parkland or other tracts for drainage.

UDC Section 4.3.2, provides the following definition for the Urban Estate district:

The Urban Estate zoning district permits single-family detached residences and related accessory uses and accommodates large lot single family residential developments. The district is suitable for estate development or areas in which it is desirable to permit only-low-density development. Projects should typically be rural in character and well buffered from more intensely developed areas.

It should be noted that the UDC does not have a zoning district category between the 22,500 square foot minimum lot size and the SF-1 with 7,500 square feet lot size. This proposed Planned Development would be filling a density of development within that void.

While neither 90 to 95 lots nor the 138 lots meets the current FLUP designation of Agricultural/Rural, the currently proposed 138 lots lends itself more closely to the Suburban Residential FLUP designation but will require the additional landscaping, buffering and screening enhancements for compatibility.

Therefore, at this time, as proposed, additional landscaping, buffering and screening opportunities should be incorporated into the project as described elsewhere in this report to minimize the effects of higher density. This will be more compatible with the existing rural character, while balancing the characteristics of the adjacent Suburban Residential FLUP designation and the project's current Urban Estate zoning district.

Thoroughfare Plan (CP Map 5.2)

The property has frontage along Charter Oak Drive. The Thoroughfare Plan (see attached map) identifies Charter Oak Drive as a proposed minor arterial.

As the case with the previous review of the request on Nov 6, 2014, a Traffic Impact Analysis (TIA) was prepared by Alliance Transportation Group for the original 184 lot proposal. As such the TIA has been revised to reflect the current 138 lot proposed planned development.

The revised TIA has the following conclusions:

“The proposed Olde Towne development, located along Charter Oaks Drive in Temple, Texas and its interaction with the surrounding roadway network have been analyzed for build-out (2016) conditions. The intersection analysis performed in this study indicate that background and site traffic will be accommodated with no geometric or traffic control improvements.

Based on criteria contained in the Roadway Design Manual (RDM), left-turn lanes could be considered at both site access locations along Charter Oaks Drive. However, Charter Oaks Drive is listed in the 2040 KTMPO MTP as a four-lane roadway. Further, the development does not have sufficient frontage along Charter Oaks Drive to construct turn lanes which would satisfy RDM criteria for a design speed of 45 mph. Based on the adequacy of expected Levels of Service, plans for future capacity and existing constraints, we recommend a left-turn lane not be constructed at this time.

We recommend the Olde Towne development be approved as planned.”

Additional right-of-way dedications and improvements can be anticipated and triggered with the platting process. No Transportation Capital Improvement Plan (TCIP) projects are listed within the immediate area funded through 2019. Per UDC Sec. 8.5.1(Perimeter Streets), the developer will be responsible at the platting stage for right-of-way dedication for adjacent street improvements.

In the following Infrastructure Adequacy Table, the existing and UDC required right-of-way conditions for Charter Oak Drive as well as existing traffic count information collected by the City are shown.

Infrastructure Adequacy Table	
5,000 - 30,000 Vehicles Per Day (T-Fare Sec. 5A-1)	Minor Arterial
Current ROW Width / Pavement Width	54' +/- ROW Width 32' +/- Pavement Width
UDC Required ROW Width / Pavement Width	70' ROW Width 49' Pavement Width
Dedication Anticipated (1/2 Street Balance)	8 Feet
Daily Traffic Count 2013 (3300 Blk of Charter Oak)	7742 Daily Trips
Daily Traffic Count 2014 (3300 Blk of Charter Oak)	7723 Daily Trips

TxDot has had the opportunity to review the revised TIA and has indicated that there is a need for the center left-turn lane on Charter Oak Drive. The center left-turn lane will facilitate a safe place to turn into the subdivision without the risk of getting rear-ended. TxDot is requiring a schematic of the center left-turn to be submitted for review.

In an excerpt from the November 6, 2014 City Council meeting minutes, Mayor Pre-Tem Schneider stated:

“It appears that traffic be allowed to move on both sides of the lane; and the left turn lane be for a portion of Charter Oaks. This will not help those that are exiting the driveways. There area (*sic*) many traffic concerns, and it must be evident that those safety issues will be addressed.”

In conclusion, while Charter Oak Drive is in-place; it is substandard to meet the 138 anticipated residential lots and the additional traffic generation. Improvements to Charter Oak Drive will result from future platting however as identified during the November 6, 2014 City Council Meeting, there are no TCIP projects listed for the foreseeable future. Furthermore, there is currently no funding available for the anticipated improvements to Charter Oak that are identified by the 2040 KTMPO MTP.

Availability of Public Facilities (CP Goal 4.1)

While water is available through an 18-inch waterline that crosses the property and an 8-inch water line in Charter Oak Drive, currently there is no sewer line immediately available to the subject property. The nearest line is approximately 6,000 feet to the north east. Due to the size of the proposed lots, septic systems would not be permitted and sewer line extension will be necessary. While there are several agreements to extend the sewer line in process between the property owner and the City of Temple and the extension is currently listed on the CIP project list as the Leon River Trunk Sewer line, the agreement(s), have not been finalized. It is staff’s understanding that the applicant will give the City an easement through the project in exchange for construction of the trunk line from the railroad track through the property and ending at Charter Oak Drive. Issues related to the sewer line extension are ongoing and the corresponding agreements will be addressed during the preliminary plat process. As a result of this project, sewer will be available to the proposed development as well as for the neighborhood.

Temple Trails Master Plan Map and Sidewalks Ordinance

According to the Trails Master Plan Map, a City-Wide Spine Trail has been identified along Charter Oak Drive. Charter Oak Drive as a minor arterial which requires a minimum 6-foot sidewalk. A natural pathway within Tract B had been discussed with the applicant, but due to safety constraints and the reduced width between future fences along the rear lots and the base of the berm, the pathway is not feasible. Staff agrees with the applicant’s concerns. Instead, the applicant is providing a complete 4-foot sidewalk for pedestrian accessibility, which will front along the residential lots around the periphery of the subdivision. Trails and sidewalks will be more formally addressed at the subdivision platting stage of review.

DEVELOPMENT REGULATIONS: Residential setbacks for this planned development with a base-zoning of the Urban Estates district are:

Min Lot Size	12,500 S.F	(22,500 SF for standard Urban Estates)
Min Lot Width	80’	
Min Lot Depth	125’	
Front	30’	
Side	15’	
Side (corner)	15’	
Rear	10’	
Max Height	3 Stories	

Per UDC Section 8.2.3, sidewalks are required on both sides of the road for arterial streets. The sidewalk will be installed at the time of development, and will be noted on the future plat.

NEIGHBORHOOD MEETING: A neighborhood meeting was conducted on March 11, 2015. While the meeting was at the suggestion of staff to help offer a forum for neighborhood concerns, the meeting was coordinated and led by the applicant. As were identified with City Council during the November 6, 2015 City Council rezoning discussion, the following were discussed:

1. Background of the Request
2. Density (184 Lots Vs. 138)

3. Planned Development Application (enhancements required)
4. Enhancements to the project
 - a. 20' Noise Attenuation Berm
 - b. Acceleration / Deceleration Lane / Center Left-Turn Lane
 - c. Cedar Fencing and Entry Feature Along Charter Oak
 - d. Additional landscaping for each yard
 - e. Burial of overhead utility lines
 - f. Private parkland
 - g. 6-foot sidewalk on Charter Oak as well as a 4-foot within the subdivision
 - h. Solid fencing in rear yard for lots adjacent to northeastern subdivision boundary
 - i. Exterior building construction materials
 - j. Home Owners Association – Restrictive Covenants
5. Public Safety as a result of traffic

Additionally, as result of public safety discussion along Charter Oak on a grander scale, concerns from neighbors closer to Charter Oak's intersection with Poison Oak were expressed. It should be noted, that all speed limit changes and signage on this road, such as cautionary or directional signage go through TxDot for approval. If TxDot agrees to changes to speeds, a Resolution approval is required by City Council. Signage such as cautioning for an upcoming driveway may be warranted to reduce public safety concerns related to traffic.

DEVELOPMENT REVIEW COMMITTEE (DRC): As required by UDC Section 3.4.2B, Development Plan for 138 lots was reviewed by the DRC on March 5, 2015. In this case, the Development Plan is the precursor to the anticipated Preliminary and Final Plats. The lots range from 12, 550 square feet to 26, 971 square feet in area. At some point in the future, it can be anticipated that the preliminary and final plat(s) will be submitted and brought forward to the Planning & Zoning Commission for review and consideration. The following is a generalized listing of the items discussed:

1. Density
2. Traffic & Circulation
3. Private Park
4. Screening & Buffering
5. Drainage
6. Trails Connectivity

While it is noteworthy that the above items were discussed, compliance cannot be fully evaluated and confirmed except through the formal DRC process with the submittal of the Preliminary and Final Plat. This especially holds true for compliance to drainage and other Public Works design standards as well as park development. Specific language necessary to be in the Planned Development Ordinance have been included as conditions of approval. Plat approval will not occur until compliance is confirmed with all applicable provisions of the UDC and City Code. If compliance cannot be achieved, the project will be modified to meet the requirements or an Exception would need to be brought forward for review by the Planning & Zoning Commission and determination by the City Council.

PUBLIC NOTICE: Thirteen property owners, representing fourteen properties within 200-feet of the subject property, were sent notice of the public hearing as required by State law and City Ordinance. As a courtesy, staff has also notified by email and phone several additional members of the public whom had been notified during the previous request. Only responses from property owners within the 200-foot noticing boundary are counted toward any protest calculations. As of Thursday March 12, 2015 at 5:00 PM, four notices for disapproval and no notices for approval have been received. Staff has calculated for the percentage of land area in protest at 11.9%. The three-fourths vote required for City Council approval of the rezoning (UDC Section 3.3.4) is not triggered.

The newspaper printed notice of the public hearing on March 5, 2015, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Planned Development Criteria and Compliance Summary Table
Applicant's Narrative Letter
Site and Surrounding Property Photos
Land Title Survey (Exhibit A)
Aerial Map
Zoning Map
Future Land Use and Character Map
Utility Map
Localized area of the Thoroughfare Plan
Localized area of the Trails Plan
Development Plan (Exhibit B)
Charter Oaks Road Acceleration / Deceleration Lane Plan
Entry-Way Feature
Berm (Cross-Section)
Private Park Plan
Traffic Impact Analysis (Dated as Received 02/12/2015)
Notification Map
Returned Adjacent Property Notices

PLANNED DEVELOPMENT CRITERIA AND COMPLIANCE SUMMARY

UDC Code Section 3.4.5 (A-J)	Yes/No	Discussion / Synopsis
<p>A. The Plan Complies with all provisions of the Design and Development Standards Manual, this UDC and other Ordinances of the City.</p>	<p>YES</p>	<p>It is fully anticipated that the plat design will conform to the UDC as well as to dimensional, developmental and design standards adopted by the City. Review and determination of compliance is made at several review stages prior to the issuance of permits for construction and occupancy, starting with the Development Review Committee (DRC), evaluating the Preliminary Plat. DRC has already reviewed the Development Plan and provided some initial comment and direction. It should be noted that Code requirements identified during the plat review process that are not met will require Exceptions from the Code and review and determination by the City Council.</p>
<p>B. The environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on natural resources of the surrounding impacts and neighborhood is mitigated.</p>	<p>PARTIALLY</p>	<p>As discussed during the City Council review of the previous application in November 2014, there is an existing cemetery as well as historic structures in the immediate area. None of which will be affected by this development. As will the protection of cultural resources, State law will come into effect if burial remains are discovered. Additional considerations such as site drainage will be addressed with the review of a Drainage Plan with the Preliminary Plat. Additional screening and buffering enhancement are proposed, such as increased landscaping, placement of the larger lots adjacent to existing residential areas as well as solid fencing and engineered berming to reduce impacts along the project's boundary.</p>
<p>C. The development is in harmony with the character, use and design of the surrounding area</p>	<p>YES</p>	<p>The area is within a transition area of the community and has both characteristics of suburban residential and rural residential neighborhoods. While efforts have been made by the applicant to minimize the impacts of higher density residential development, in order to protect the less dense rural neighborhood, that immediately border the project site, additional buffering and screening is needed. Compliance is provided by the placement of the larger lots around an existing residential use, the use of additional landscaping and the enhancements such as a private park, connectivity of a sidewalk system as well as mitigation measures to reduce traffic impacts along Charter Oak Drive.</p>
<p>D. Safe and efficient vehicular and pedestrian circulation systems are provided.</p>	<p>YES</p>	<p>Two entrances into the subdivision will be provided and sidewalks will be required along Charter Oak along the property's street frontage. A Traffic Impact Analysis has been prepared to address the impacts of a 138-lot subdivision. No recommendations for traffic calming are proposed. The applicant is proposing acceleration and deceleration lanes for both entrances. TxDot is requiring a center left-turn lane into the subdivision (See discussion for Item F). A 4-foot sidewalk encircling the subdivision is proposed on specific lots fronting the periphery of the subdivision. Sidewalk will provide connection to the proposed private park to a future sidewalk /trail on Charter Oak Drive.</p>
<p>E. Off-street parking and loading facilities are designed to ensure that all such spaces are usable and are safely and conveniently arranged.</p>	<p>TBD</p>	<p>Compliance determination is made at the platting and residential building permit stage of review. It is fully anticipated that all requirements will be met.</p>

PLANNED DEVELOPMENT CRITERIA AND COMPLIANCE SUMMARY

UDC Code Section 3.4.5 (A-J)	Yes/No	Discussion / Synopsis
<p>F. Streets are designed with sufficient width and suitable grade and location to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.</p>	<p>PARTIALLY</p>	<p>While it is anticipated that the interior residential streets will meet subdivision design standards, concern remains about the traffic impacts to Charter Oaks Drive. A Traffic Impact Analysis has been prepared to address impacts associated with a 138 residential-lot subdivision. The report concluded that Charter Oak Drive is acceptable to accommodate the increased traffic with no recommendations for improvement or additional traffic calming features due to existing constraints. The applicant is proposing both acceleration and deceleration lanes adjacent to both entrances into the subdivision. TxDot is requiring a center-left turn and the applicant has indicated that there is not enough room for both. Further, TxDot has stated that final determination and design will not occur until formal engineered plans have been reviewed and approved. Final street design along with UDC compliance for fire protection will be evaluated with the review of the preliminary and final plat. While improvements are listed on the 2014 KTEMPO Plan, there is no funding available and the project is not on any listing for improvements through 2019.</p>
<p>G. Streets are coordinated so as to compose a convenient system consistent with the Thoroughfare Plan of the City.</p>	<p>TBD</p>	<p>Compliance to be made with the review of the Preliminary and Final Plats. TxDot review of the driveway access, the acceleration/deceleration and center left-turn lanes is forthcoming and final design will occur after review and approval by TxDot. No other plat issues related to street configuration have been identified.</p>
<p>H. Landscaping and screening are integrated into the overall site design:</p> <ol style="list-style-type: none"> 1. To provide adequate buffers to shield lights, noise, movement or activities from adjacent properties when necessary. 2. To complement the design and location of buildings. 	<p>PARTIALLY</p>	<p>No formal landscaping, buffering or screening requirements apply to this property as a result of the underlying zoning or are provided for by the UDC as a result of the use or the adjacent zoning. As a Planned Development, due to the nature of the increased density to 138 lots from the underlying Urban Estate zoning district, which allows 90 to 95 lots permitted by-right, additional landscaping, screening and buffering are needed. It is noted that the larger lots have been located adjacent to the existing residence that is bordered by the project on 3 sides and fronts on Charter Oaks Road. It is also proposed that the residence will be bordered on 3 of 4 sides by a 6' to 8' high solid cedar fence. Additional landscaping is being proposed for each residential lot and enforced through restrictive covenants. A sidewalk and street trees are also proposed along Charter Oak Drive which will aid in buffering and screening. Additional landscaping, screening and buffering may be warranted.</p>
<p>I. Open space areas are designed to ensure that such areas are suitable for intended recreation and conservation uses.</p>	<p>YES</p>	<p>A private park is being provided containing approx. 3.0 acres. The park will have landscaping, a playscape, trail and benches and be maintained by the Homeowners Association. Valuation will exceed that of a public park dedication. A portion of the parkland however, will be within a utility easement which is normally not acceptable as public parkland. A 4-foot sidewalk fronting along the perimeter lots within the subdivision is being proposed by the developer, which have direct connection with the park and a future sidewalk and City-Wide Spine Trail on Charter Oak Drive. As proposed, Parks & Leisure Services Dept. is supportive of the private park.</p>
<p>J. Water, drainage, wastewater facilities, garbage disposal and other utilities necessary for essential services to residents and occupants are provided.</p>	<p>YES</p>	<p>While water is currently available, sewer will need to be extended. The extension of the Leon River Sewer Trunk line is expected through the creation of a new easement, as a direct result of this project. This will benefit not only the proposed subdivision but make sewer available to the immediate residential neighborhood. It should be noted that compliance to utility requirements will be addressed with the review of the preliminary and final plat(s).</p>



BELTON ENGINEERING, INC.
*Engineering * Design/Build * Planning*

RECEIVED

FEB 13 2015

City of Temple
Planning & Development

FEBRUARY 12, 2015

City of Temple, Texas
Planning Department
2 North Main Street
Temple, Texas 76501

RE: Rezone 61.06 acres from Urban Estates District to Urban Estates Planned Unit Development (UE PUD)

The subject property is proposed to be rezoned to an UE-PUD. Under the current UE zoning, the minimum lot area is listed as 22500 S.F. The reason for the re-zone is to reduce the minimum area from 22500 S.F. to 12500 S.F.

The sanitary sewer utilities will be available to service this property, therefore no septic system will be necessary. The water line utilities are also available to service this property.

A traffic impact study has been conducted, and the report addressed projected traffic volumes result of the proposed 138 residential lots. The conclusion derived from the study is that the background and site traffic will be accommodated within the existing roadway network and meet acceptable levels of service. This report was conducted by Alliance Transportation Group of Austin, Texas, and is available for review. In order to reduce any impact upon the existing roadway system, the owner/developer is proposing to construct deceleration and acceleration lanes at each of the two entrances off of FM 817 (Charter Oaks Drive). Additionally, it should be noted that the development shall be constructed in two phases, thereby increasing the traffic counts gradually. The developer is working with TXDOT in order to identify any available options to install traffic controls for the future. The Planning and Zoning City staff had previously approved and recommended to the Commission to approve the rezoning under a higher lot count.

According to the City of Temple Comprehensive Plan/FLUP, this property was rezoned to Urban Estates in 1999, and with this proposed rezoning, all rules and designated limitations shall remain the same, with the exception of the minimum lot area. The density of the proposed residential development is consistent with current and anticipated growth of the surrounding area.

Urban Estates regulations are as follows:

Minimum Lot Width	80'
Minimum Lot Depth	125'
Front Setback	30'
Side Setback	15'
Side Setback (corner)	15'
Rear Setback	10'

As previously stated all of the above listed items shall remain intact.

In reference to parkland, the developer is proposing to construct a private Park on Tract A (3.047 acres) that will be administered by a Home Owners Association. The amenities proposed are as listed:

Playscape-	\$18500
Landscaping-	\$35000
Park Benches-	\$ 3000
Park Fencing-	\$ 7800
Park Masonary Pilasters-	\$14000
<u>Park Trail</u>	<u>\$14000</u>

The total of all proposed park improvements is \$92300.00, which exceeds the required parkland fees, listed by ordinance at (\$225/lot X 138 lots), a total of \$31050.00.

Drainage has been addressed and shall conform to all City of Temple regulations as per the current Drainage Criteria Design Manual (DCDM).

An earthen berm shall be installed along the south boundary line to attenuate the level of noise resulting from the existing railroad tracks, and traffic of IH-35.

At the north side of the property, the developer shall construct a front entry feature, and a fence with masonry pilasters, running along the south side Charter Oaks Drive.

Feel free to contact us at any time, in reference to this project, Office #254-731-5600, Mobile #254-289-7273.

Submitted,

BELTON ENGINEERING, INC.

Site & Surrounding Property Photos



Site: Undeveloped (UE)



Site: Undeveloped (Looking Across Charter Oak & Charter Oak Loop (UE)



East: Scattered SF Uses on Acreage (UE & GR)



West: Undeveloped (Google Earth Image)(GR & ETJ)



North: Scattered SF Residences on Acreage (UE, GR, SF-1 & MH)



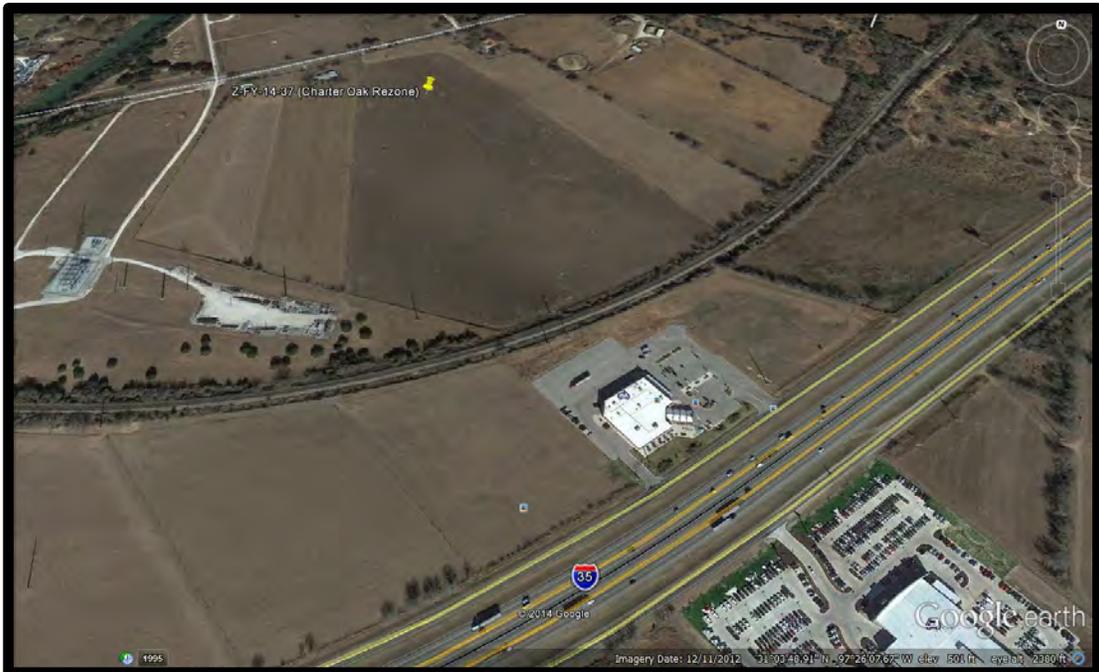
**North: (Looking from Charter Oak Loop) Scattered SF Uses
(UE, GR, SF-1 & MH)**



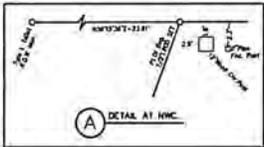
North: (Aerial) Scattered SF Uses (GR, UE, SF-1 & MH)



South: (Looking across Site) BNSF Railroad, I-35 & Scattered Commercial & Industrial Uses (LI, GR)



**South: (Aerial) BNSF Railroad, I-35 & Scattered Commercial and Industrial Uses
(LI, GR)**



- SURVEYOR'S NOTES:**
1. THE BEARINGS SHOWN HEREON ARE ORIENTED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83, 93 ADJUSTMENT.
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETED TITLE REPORT. PARTIES TO THIS TRANSACTION ARE RESPONSIBLE FOR VERIFICATION OF ALL EASEMENTS, COVENANTS AND CONDITIONS WHICH MAY AFFECT THIS TRACT BUT ARE NOT SHOWN HEREON.
 3. THE PROPERTY DEPICTED HEREON IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA, AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, THE FLOOD AREA BEING IDENTIFIED ON F.I.R.M. PANELS NO.48027-00330 and NO.48027-00335C, EFFECTIVE DATE SEPTEMBER 28, 2008, LOCATED IN ZONE "X" (UNSHADED).
 4. THERE ARE NO ENCRUMBMENTS, CONFLICTS OR PROTRUSIONS, EXCEPT AS SHOWN HEREON, AND SAID PROPERTY HAS ACCESS TO AND FROM A DEDICATED ROADWAY.
 5. ALL SET IRON RODS HAVE ORANGE PLASTIC CAPS STAMPED "BRYAN TECH SVC".
 6. THERE IS A METES AND BOUNDS DESCRIPTION WHICH ACCOMPANIES THIS SURVEY.
 7. THIS TRACT LIES WITHIN THE CITY OF TEMPLE, TEXAS.
 8. DISTANCE/AREA ARE CRD VALUES



LAND TITLE SURVEY
5105 CHARTER OAK ROAD
F.M. 817
33,420 AC. TRACT A (PH.1),
27,717 AC. TRACT B (PH.2),
THE NANCY CHANCE
SURVEY
ABSTRACT NO. 5
TEMPLE, BELL CO., TX

BRYAN TECHNICAL SERVICES, INC

1111 NORTHSHAW LANTANA, TX 76798 FIRM No. 10128500 FAX 817-252-0601
 bryan@btsinc.com btsinc.com

NO.	DATE	REVISIONS	BY

OWNER BY: L.ORTY CHECKED BY: BLB
 SCALE: 1" = 100' APPROVED BY: BLB
 PROJECT NO: 13-378 DATE: JANUARY 03, 2014

TO: CENTRALAND TITLE COMPANY/SA

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1B, CONDITION IV SURVEY AND THE CURRENT MINIMUM REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYING ACT.

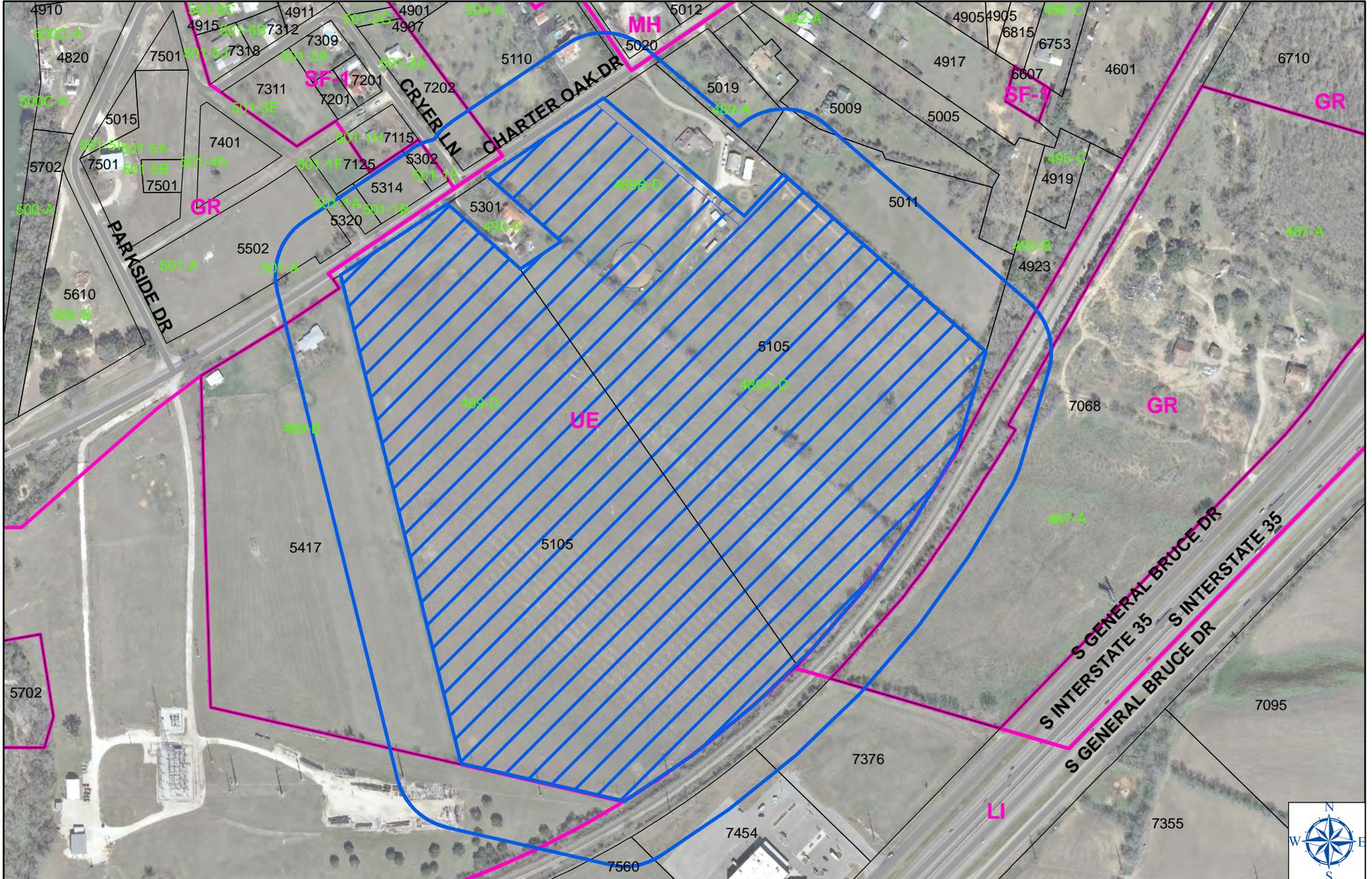
08-23-14
 DATE: BRUCE L. BRYAN, R.P.L.S.
 TEXAS REGISTRATION NO. 4249



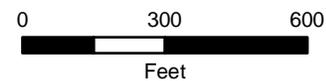
EXHIBIT

tabbles

 A



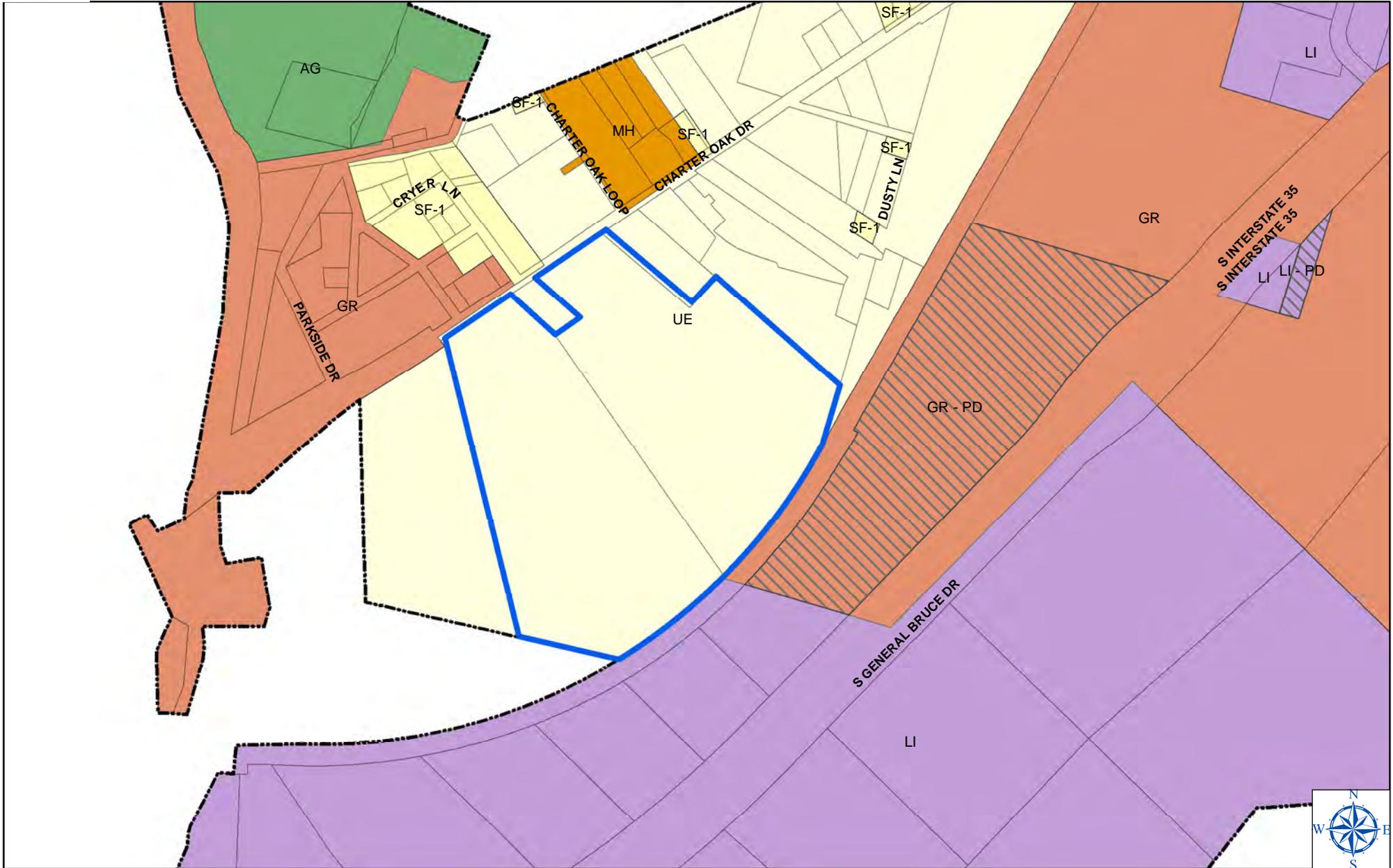
- Case
- Zoning
- 1234-A Outblock Number
- 200' Buffer
- Parcel



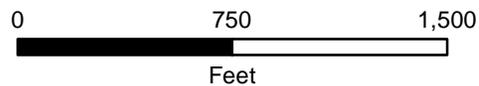
2/20/2015
 City of Temple GIS
 myarberry

GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



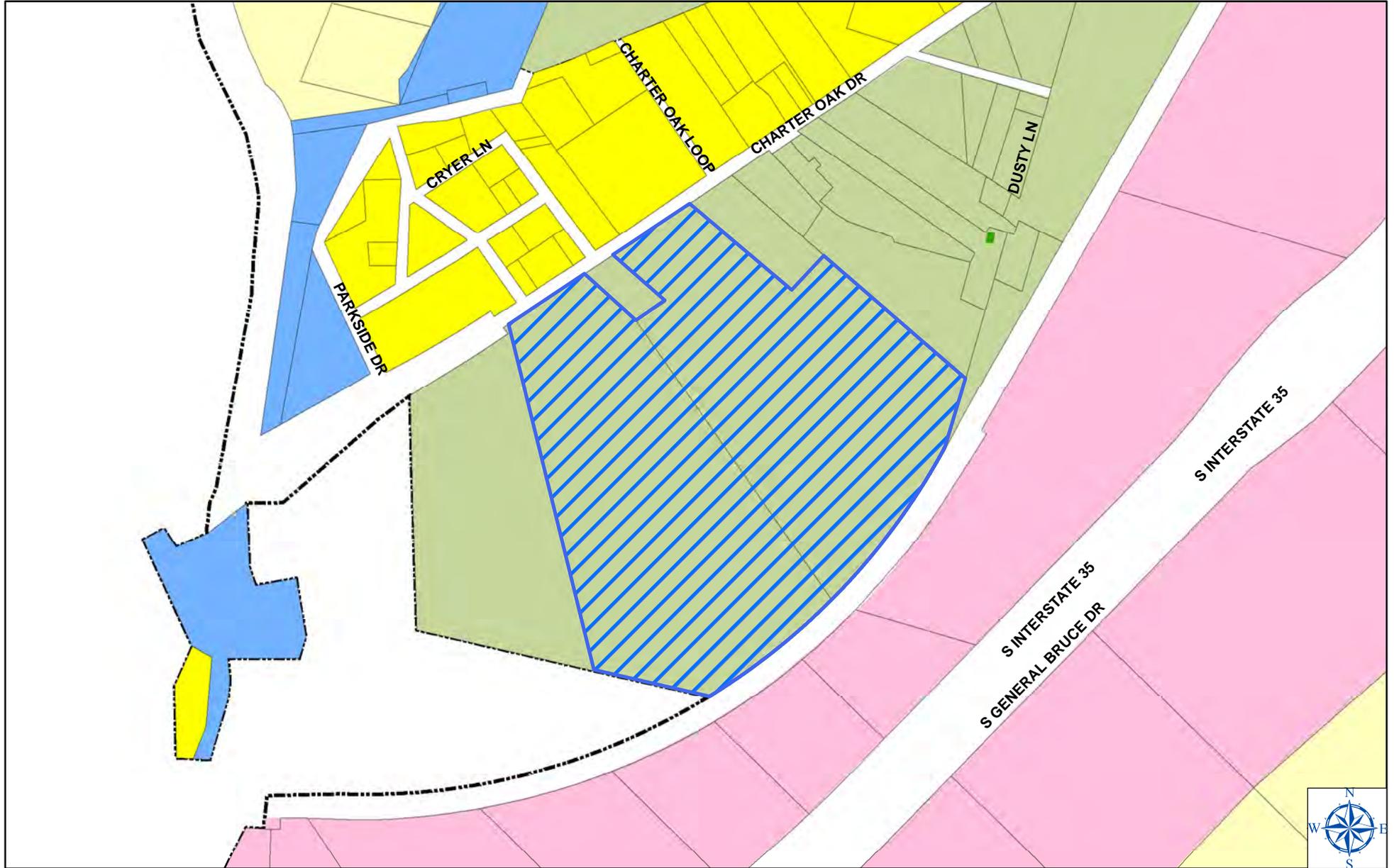


	Case	Zoning		GR		LI - PD
	City Limits		UE			AG
			SF-1			LI
						MH

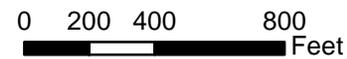


2/18/2015
City of Temple GIS

GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



- | | |
|---|--|
|  Case |  Suburban Commercial |
|  Parcels |  Public Institutional |
|  Estate Residential |  Parks & Open Space |
|  Suburban Residential |  Agricultural/Rural |

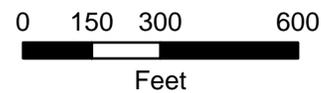


2/20/2015
City of Temple GIS

GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



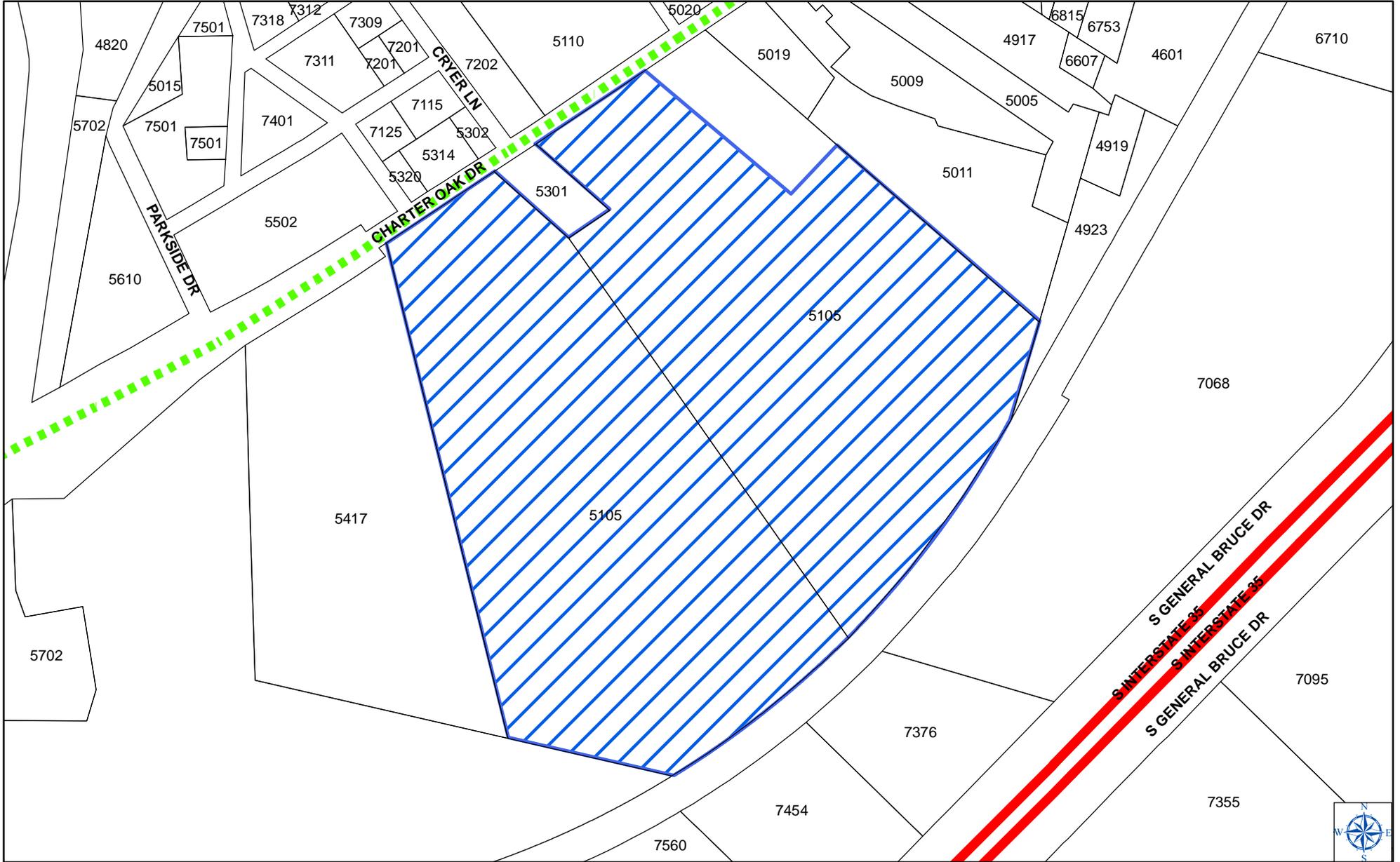
- | | | | |
|----------------|------------|-------------------------|----------------------|
| Case | Water Line | Proposed Major Arterial | Collector |
| City Limits | Sewer Line | Proposed K-TUTS | Conceptual Collector |
| Fire Hydrant | Expressway | Minor Arterial | |
| Major Arterial | | Proposed Minor Arterial | |



2/18/2015
City of Temple GIS

GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.

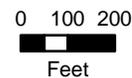




- Expressway
- Major Arterial
- Proposed Major Arterial

- Minor Arterial
- Proposed Minor Arterial

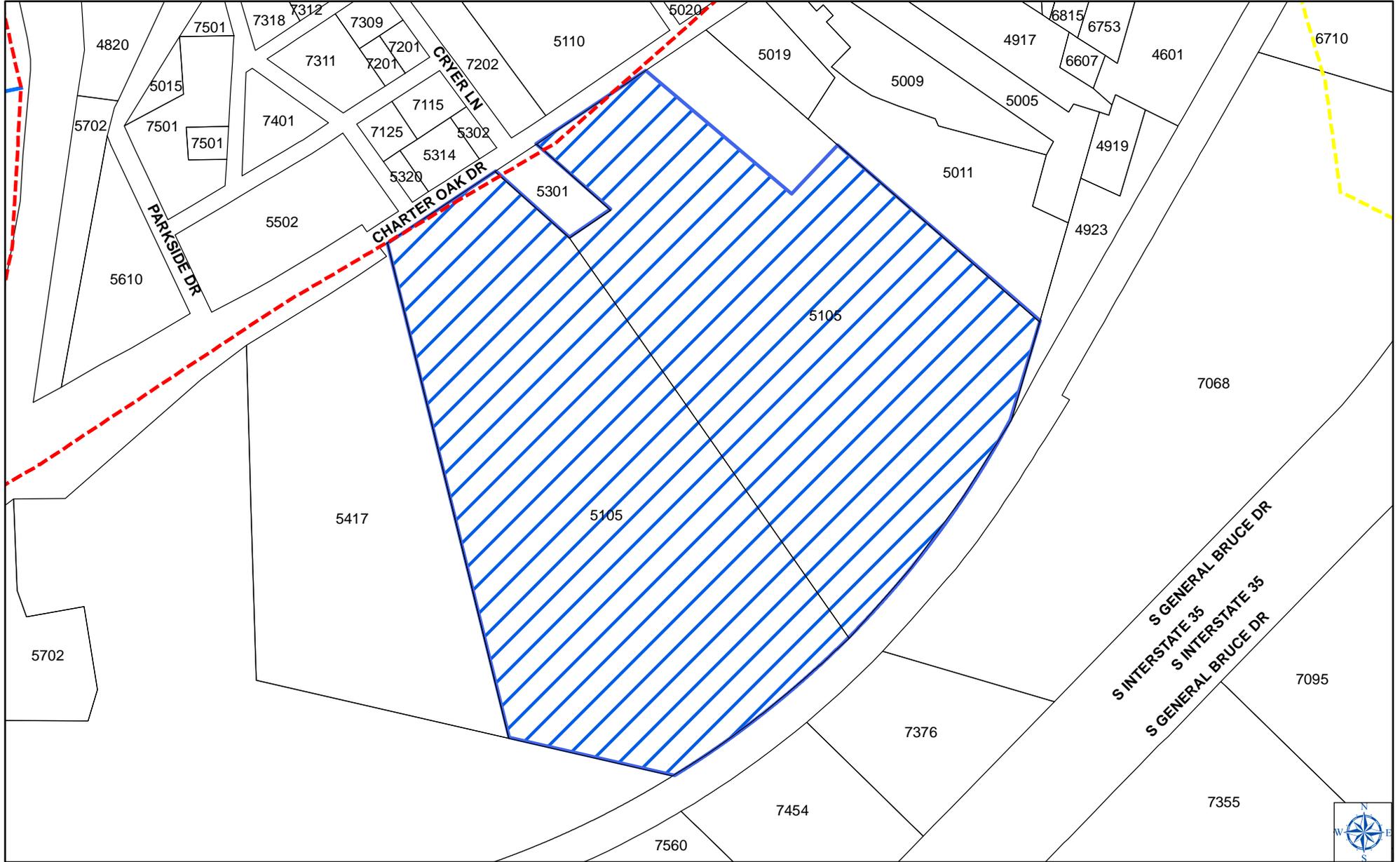
- Collector
- Proposed Collector



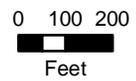
2/18/2015
 City of Temple GIS
 myarberry

GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.

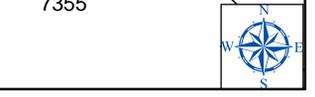




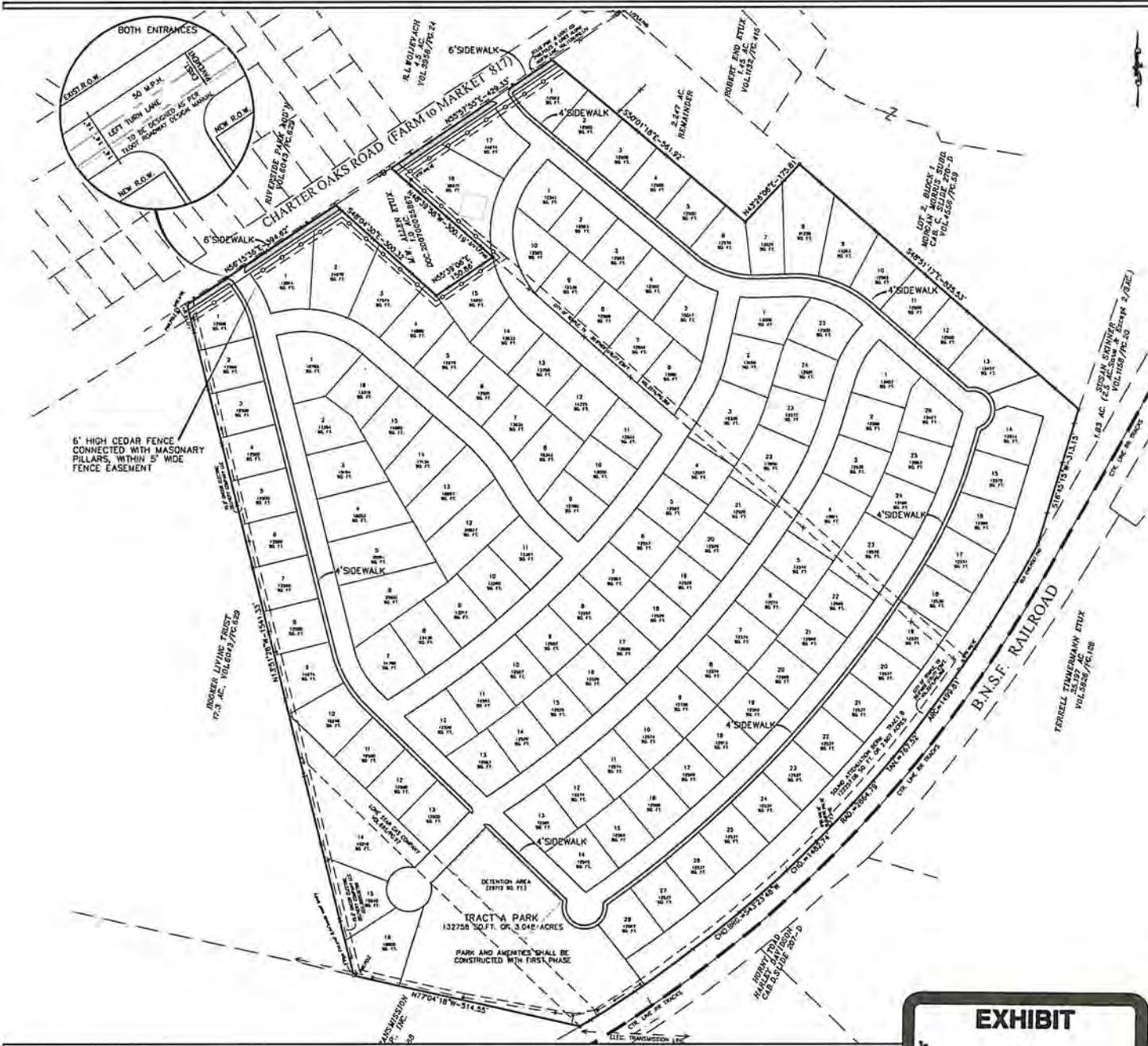
- Trails**
- Existing Citywide Spine Trail
 - Under Design/Construction Citywide Spine Trail
 - Proposed Citywide Spine Trail
 - Existing Community-Wide Connector Trail
 - Under Design/Construction Community-Wide Connector Trail
 - Existing Local Connector Trail
 - Proposed Local Connector Trail



2/18/2015
City of Temple GIS
myarberry



GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



- HOMEOWNERS ASSOCIATION TO MAINTAIN:
- ATTENUATION BERM
 - PARK AND AMENITIES
 - FRONT CEDAR FENCE AND PILLARS
 - FRONT ENTRY AMENITIES

REVISIONS



BELTON ENGINEERS INC.

108 NO. EAST STREET
 BELTON, TEXAS 76511
 OFFICE (254)731-5666
 MOBILE (254)289-7272
 BELTONENGINEERS.COM

- Engineer
- Design/Build
- Planner

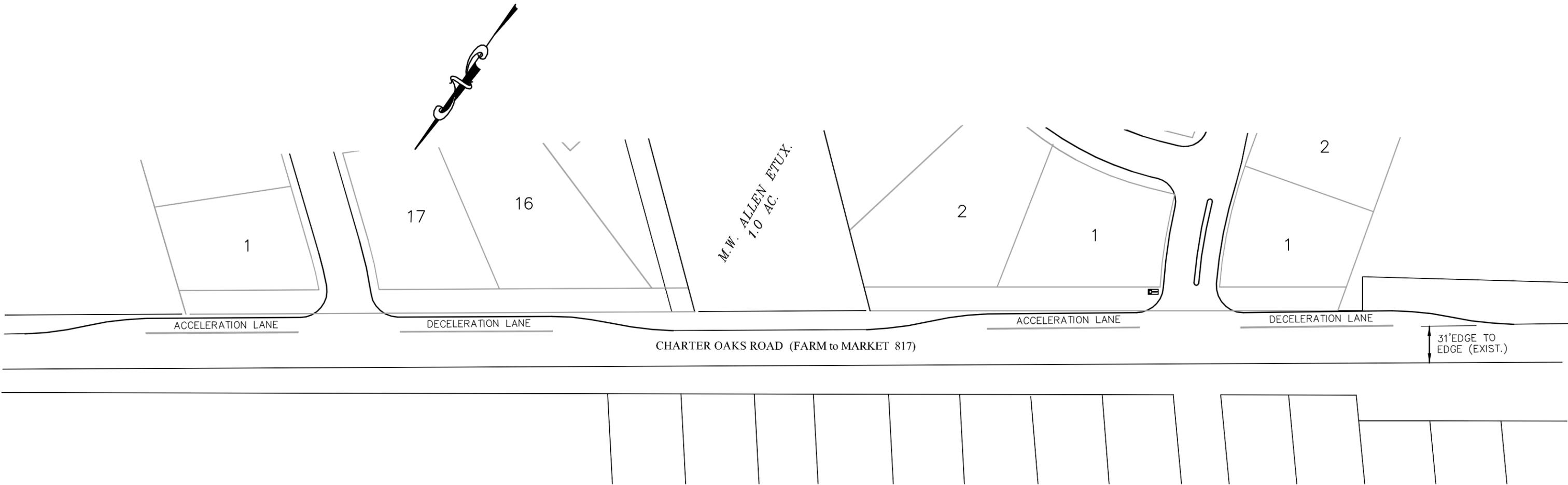
CONCEPTUAL SITE PLAN OF:
OLDE TOWNE DEVELOPMENT
 CITY OF HARKER HEIGHTS, BELL COUNTY, TEXAS
DSW REAL ESTATE, LP

CONCEPTUAL SITE PLAN OF:
OLDE TOWNE DEVELOPMENT
 61.137 Acres - 138 Lots, 7 Blocks and 2 Tracts
 Tract A - Parkland Dedication - 3.05 Acres
 Tract B - Sound Attenuation Berm - 2.807 Acres
 Street Right-of-Way Dedication - 10.745 Acres
 OUT OF AND A PART OF THE NANCY CHANCE SURVEY, ABSTRACT NO. 5
 A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

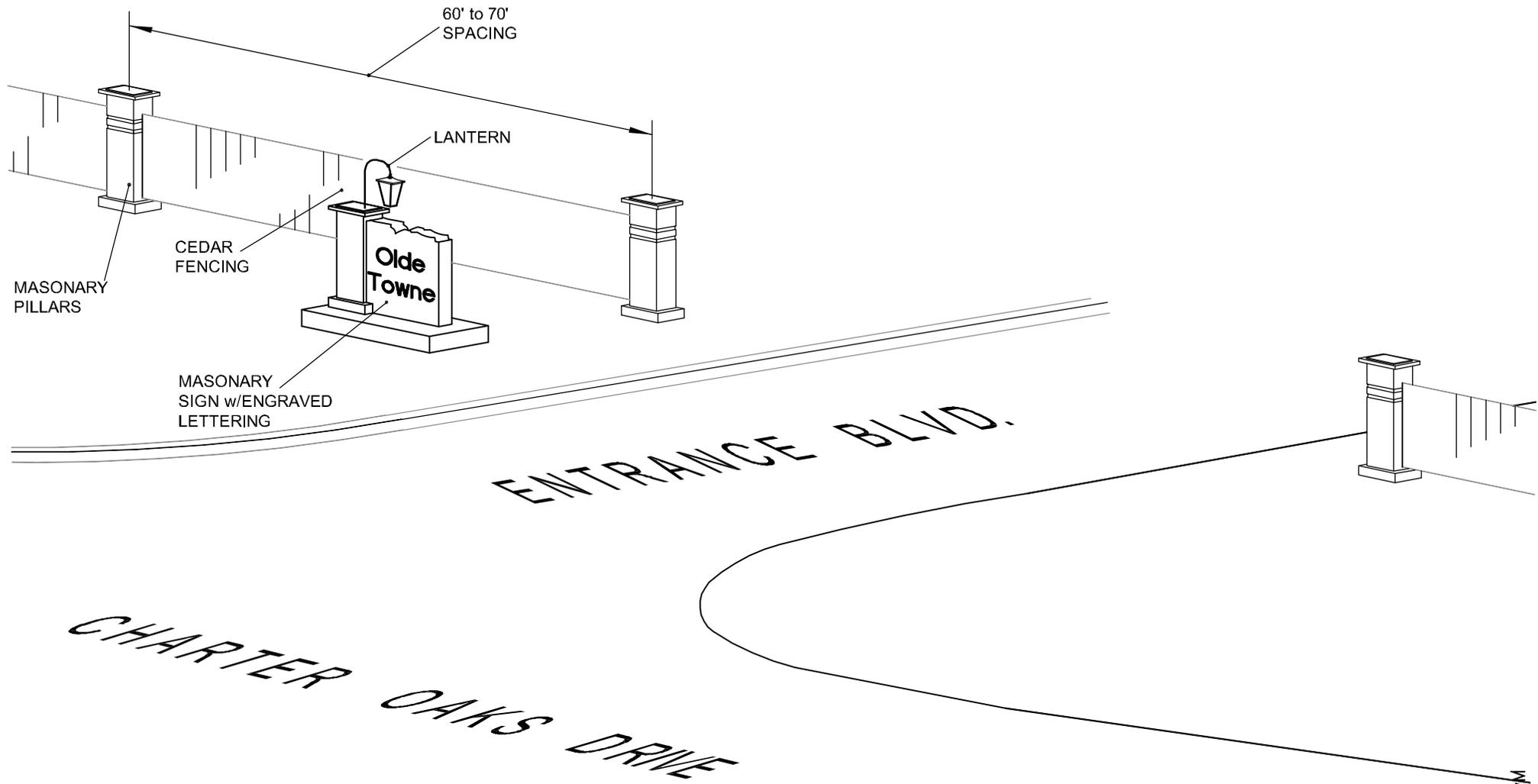
SCALE: 1"=100'
DRAWN: L.CHITA
ELEC. DRAWING FILE
C:\14036.DWG
DATE: 01/21/11
JOB NO.: 14011
01 of 01

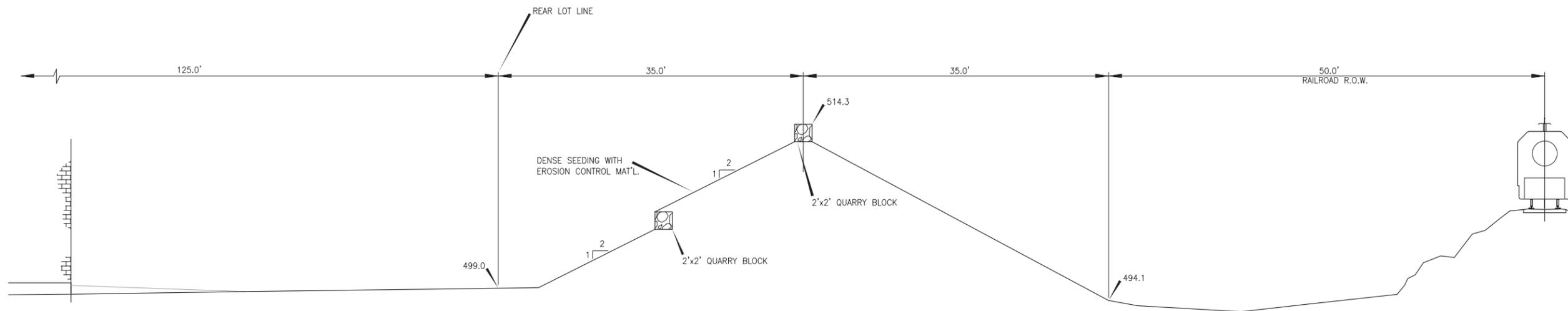
C1





BELTON ENGINEERING, INC.
*Engineering * Design/Build * Planning*
 106 EAST STREET, BELTON, TEXAS 76513
 DMOJICA@BELTONENGINEERS.COM
 WWW.BELTONENGINEERS.COM



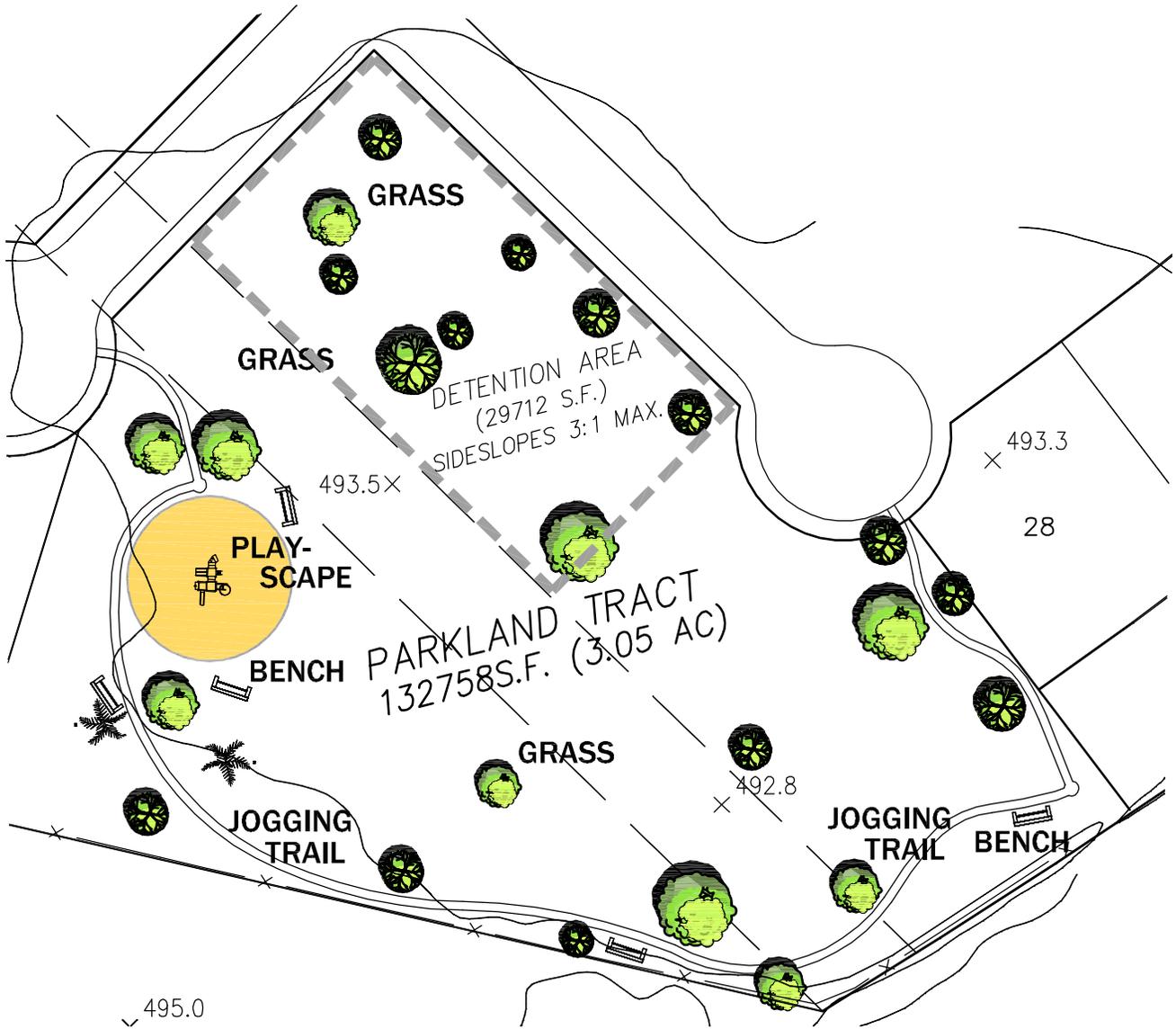


B X-SECTION AT ATTENUATION BERM

FIRM # F-13392



BELTON ENGINEERING, INC.
 Engineering * Design/Build * Planning
 106 EAST STREET, BELTON, TEXAS 76513
 DMOJICA@BELTONENGINEERS.COM
 WWW.BELTONENGINEERS.COM



FIRM # F-13392



BELTON ENGINEERING, INC.
 Engineering • Design/Build • Planning
 106 EAST STREET, BELTON, TEXAS 76513
 DM@JICA@BELTONENGINEERS.COM
 WWW.BELTONENGINEERS.COM



Olde Towne

Traffic Impact Analysis

October 2014, Updated February 2015



Samuel Higgins
2-11-15

Prepared for:

Best Construction Services, Inc.

RECEIVED

FEB 12 2015

City of Temple
Planning & Development

Copyright © 2015 by Alliance Transportation Group, Inc.

All rights reserved.

The information in this document may be confidential and/or privileged. This report is intended to be reviewed by only the individual or organization named on the cover of this report. If you are not the intended recipient or an authorized representative of the intended recipient, you are hereby notified that any review, dissemination or copying of this electronic mail and its attachments, if any, or the information contained herein is prohibited.

Printed in the United States of America

First Printing, 2015

Alliance Transportation Group, Inc.
11500 Metric Boulevard, Building M-1, Suite 150
Austin, TX 78758
Phone: 512.821.2081
Fax: 512.821.2085
info@allatg.com

www.alliance-transportation.com

CONTENTS

INTRODUCTION	1
PURPOSE _____	1
METHODOLOGY _____	2
AREA CONDITIONS	3
EXISTING AND PROPOSED LAND USES _____	3
STUDY AREA ROADWAY NETWORK _____	6
Existing and Future Thoroughfare System _____	6
LEVEL OF SERVICE	7
ANALYSIS OF FUTURE CONDITIONS	9
BACKGROUND TRAFFIC _____	9
SITE TRAFFIC _____	11
Proposed Site Trip Generation _____	11
Trip Distribution and Traffic Assignment _____	11
Site Access _____	11
NO-BUILD AND BUILD CONDITIONS _____	13
CONCLUSIONS	18
CERTIFICATION STATEMENT	19
REFERENCES	20

LIST OF FIGURES

Figure 1: Study Area.....	4
Figure 2: Site Plan	5
Figure 3: Background Traffic (2016)	10
Figure 4: Trip Distribution.....	12
Figure 5: Site Traffic (2016).....	14
Figure 6: Background + Site Traffic (2016).....	15
Figure 7: Projected Driveway Spacing	17

LIST OF TABLES

Table 1: LOS Criteria for Signalized and Stop Controlled Intersections	8
Table 2: Unadjusted ITE Trip Generation.....	11
Table 3: 2016 Projected Levels of Service	13
Table 4: Auxiliary Lane Threshold Evaluation.....	16

APPENDICES

APPENDIX A Existing Traffic Counts	A
APPENDIX B LOS Analysis – Future Conditions (2016) – Background + Site	B



INTRODUCTION

The Olde Towne development is a proposed single family housing development to be located on Charter Oaks Drive (FM 817), across from the intersection with Cryer Lane in Temple, Texas. The development is proposed to have one hundred thirty eight (138) units.

PURPOSE

The purpose of this study is to evaluate the traffic impacts of the site on the adjacent roadway network. This Traffic Impact Analysis (TIA) includes an evaluation of future build-out conditions (2016). Based on analysis results, recommendations will be identified to ensure that the intersections within the study area operate at an adequate level of service (LOS).

METHODOLOGY

The following information provides a summary of the technical analysis used for this Traffic Impact Analysis. The methodology is based upon a thorough analysis of existing and projected site generated traffic on area roadways. The study methodology is as follows:

- 1) Collect 24-hour tube counts on the following facility (counts must be performed on Tuesday, Wednesday, or Thursday:
 - a. Charter Oaks Drive (FM 817), South of Cryer Lane
- 2) Consult with the City of Temple and/or TxDOT to research any additional planned projects to be included in the background traffic for the future year analysis.
- 3) Using the Institute of Transportation Engineers (ITE) *Trip Generation, 9th Edition*⁽¹⁾ estimate site trip generation for the AM and PM Peak traffic periods.
- 4) Develop trip distribution percentage factors for the development based on proposed site access points and roadway geometry.
- 5) Distribute traffic generated by the development during the AM and PM Peak hours onto area roadways using the above noted trip distribution factors for the build-out year.
- 6) Analyze the Charter Oaks Drive (FM 817) and proposed site driveway under full development conditions using methodology found in the Transportation Research Board's Highway Capacity Manual, 2010 Edition⁽²⁾.
- 7) For each proposed roadway, assess the following:
 - a. Need for acceleration or deceleration lanes
 - b. Spacing between driveways
- 8) Formulate improvement recommendations, if required, for access to the site.
- 9) Determine probable cost of anticipated improvements from Step 8.



EXISTING AND PROPOSED LAND USES

The Olde Towne development is proposed to be built on the south side of Charter Oaks Drive (FM 817), across from the Cryer Lane intersection with Charter Oaks Drive. All access will be taken from Charter Oaks Drive. The development is anticipated to be completed by 2016. The location of the proposed development with respect to the area roadway network is shown in **Figure 1**, and the current proposed site plan for the development is shown in **Figure 2**.

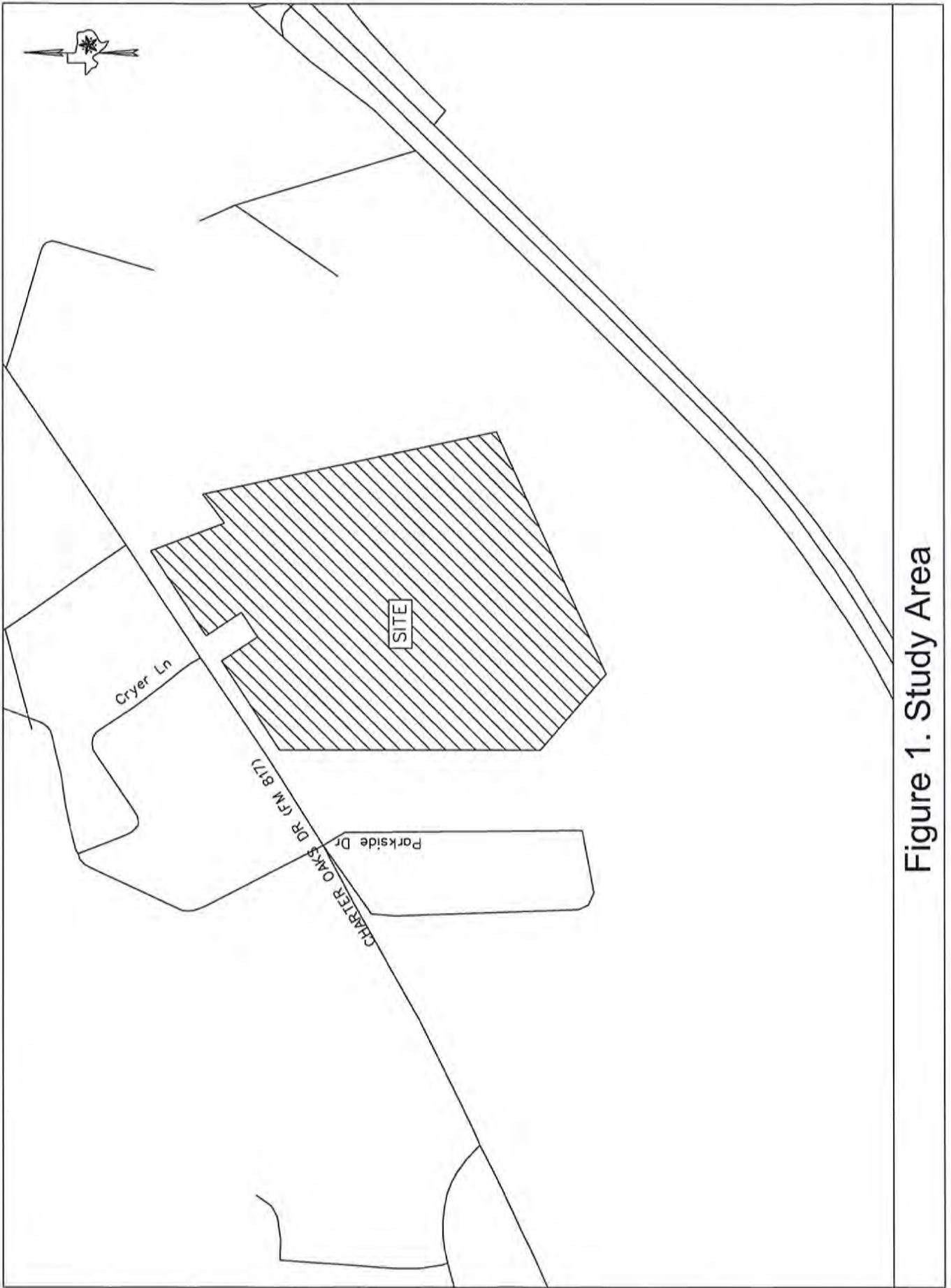


Figure 1. Study Area

STUDY AREA ROADWAY NETWORK

Existing and Future Thoroughfare System

The following provides a description of the major roadways within the study area:

Charter Oaks Drive (FM 817)

Charter Oaks Drive is a northeast/southwest roadway. For the purposes of this study, Charter Oaks Drive is considered the north/south roadway. Within the study area, the cross section of Charter Oaks Drive is a two-lane, undivided roadway. The posted speed limit on Charter Oaks Drive is 45 mph. Charter Oaks Drive is listed in the Killeen-Temple Metropolitan Planning Organization's⁽³⁾ (KTMPO) 2040 Metropolitan Transportation Plan (MTP) as a four-lane, undivided roadway. However, no time table is given for this improvement.



LEVEL OF SERVICE

The 2010 Highway Capacity Manual⁽²⁾ uses Level of Service (LOS) as the method by which the quality of traffic flow is described. LOS describes operational conditions in six levels based upon speed and travel time, freedom to maneuver, traffic interruptions, comfort, convenience, and safety. These six levels are given the letters “A” through “F” and are given different descriptions and defining criteria depending on the roadway element analyzed.

LOS criteria for traffic signals are based on the average control delay per vehicle. Control delay includes deceleration and acceleration delay, queue move-up time, and stopped delay. These criteria are shown in **Table 1**. Thus, if the average control delay for vehicles at an intersection is fifty-five seconds or less, the intersection is defined as operating at a LOS “D” or better. Control delay of fifty-five through eighty seconds represents LOS “E”, and values greater than eighty seconds define LOS “F”.

For signalized intersection operation, LOS “A” represents very low delay; most vehicles do not stop at all. With LOS “B”, more vehicles stop than LOS “A”, increasing the average delay. Under LOS “C”, the number of vehicles stopping is significant; however, many still pass through the intersection without stopping. LOS “D” describes conditions where congestion is readily apparent with many vehicles stopping and individual cycle failures are noticeable. LOS “E” generally describes operations with poor progression, long cycle lengths and frequent cycle failures. LOS “F” describes unacceptable operations which include many cycle failures caused by arrival flow rates exceeding intersection capacity.

Stop controlled intersections are analyzed in a similar manner; however, LOS is based on total delay per vehicle. The values that define LOS for stop controlled intersections are more restrictive than those for signalized intersections because it is assumed that drivers stopped at signalized intersections are able to relax while drivers waiting at stop signs must remain alert and continue to move ahead in the queue. Total delay includes both stopped delay and

Alliance Transportation Group|7

time spent in the queue waiting to enter the intersection. Two-way stop controlled intersections with the minor street average total delay greater than thirty-five seconds identifies LOS "E" or worse.

Table 1: LOS Criteria for Signalized and Stop Controlled Intersections

LOS	Average Control Delay Signalized Intersections (sec/veh)	Average Total Delay Stop Control (sec/veh)
A	≤ 10	≤ 10
B	>10 and ≤ 20	>10 and ≤ 15
C	>20 and ≤ 35	>15 and ≤ 25
D	>35 and ≤ 55	>25 and ≤ 35
E	>55 and ≤ 80	>35 and ≤ 50
F	>80	>50

For this study, the criterion for minimum acceptable LOS for future conditions is a LOS "D" or better.



ANALYSIS OF FUTURE CONDITIONS

The intersection analysis performed for this study are based on the Highway Capacity Manual⁽²⁾ Chapter Nineteen (19) as described in the LOS section above. SynchroTM Version 8.0⁽⁴⁾ was used to evaluate future conditions. A technical approach for estimating future travel demand was utilized in evaluating the roadway system near the proposed development. Information used to develop the projection for future traffic for this area is documented in the following sections of the report.

BACKGROUND TRAFFIC

Existing and projected traffic volumes using the roadway system without the proposed project are commonly called background traffic. For the proposed Olde Towne development, background traffic is based upon traffic counts collected in October 2014. A 2.0% growth rate was then applied to existing traffic. The anticipated build out year is 2016. Thus, existing traffic is grown over a two-year period.

When computing background traffic, consideration must be taken to include projected traffic from sites that have not yet been completed but are estimated to be completed by the build-out date. For this project it was determined that there were no additional projects that needed to be included in this analysis. Background traffic volumes are illustrated in **Figure 3**.

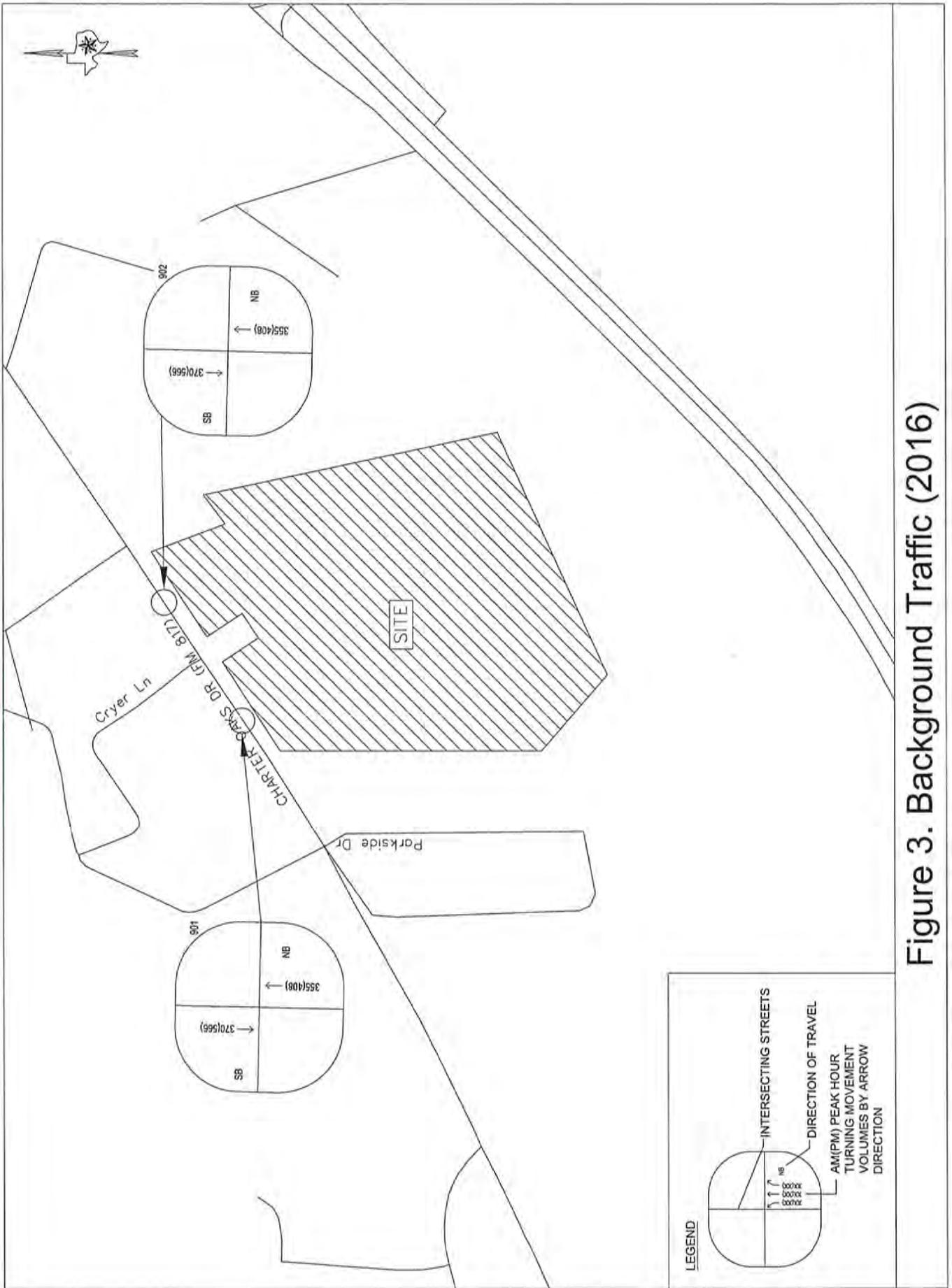


Figure 3. Background Traffic (2016)

SITE TRAFFIC

Proposed Site Trip Generation

Entering and exiting volumes were calculated using information from ITE's Trip Generation Manual, 9th Edition⁽¹⁾ and are shown in **Table 2**. The reported trips are for the site trip generation during the AM and PM peak hour.

Table 2: Unadjusted ITE Trip Generation

PITE Code	Description	Quantity	AM Peak			PM Peak		
			Total	Enter	Exit	Total	Enter	Exit
210	Single Family Housing	138 Units	118	30	88	150	94	56

Pass-by, internal and diverted linked trips can account for a portion of a site's generated traffic. Pass-by trips are attracted to the site from traffic passing on an adjacent street. Internal trips are trips that use only internal roadways within the site traveling from one land use to another. No adjustments for pass-by trips were applicable for this land use, and therefore, the unadjusted trip generation rates were used in this analysis.

Trip Distribution and Traffic Assignment

The task of trip distribution takes into account where the vehicles generated by the site are going to or coming from based on the roadway network. Primary site trips are those trips which leave an origin, travel to the site, and then return to the origin. Primary site trips were distributed based on probable origin/destination of the trips which, for this site, are based on the distribution of the traffic counts on Charter Oaks Drive. The trip distribution percentages shown in **Figure 4** were applied to the site generated traffic for the year 2016.

Site Access

Based on the current site plan schematic shown in **Figure 2**, there will be two access points to the Olde Towne development. Driveway 1 will be located on Charter Oaks Drive just north of Parkside Drive. Driveway 1 will have a shared left-right turn lane. Driveway 2 will be located on Charter Oaks Drive just south of Cryer Lane. Driveway 2 will have a shared left-right lane.

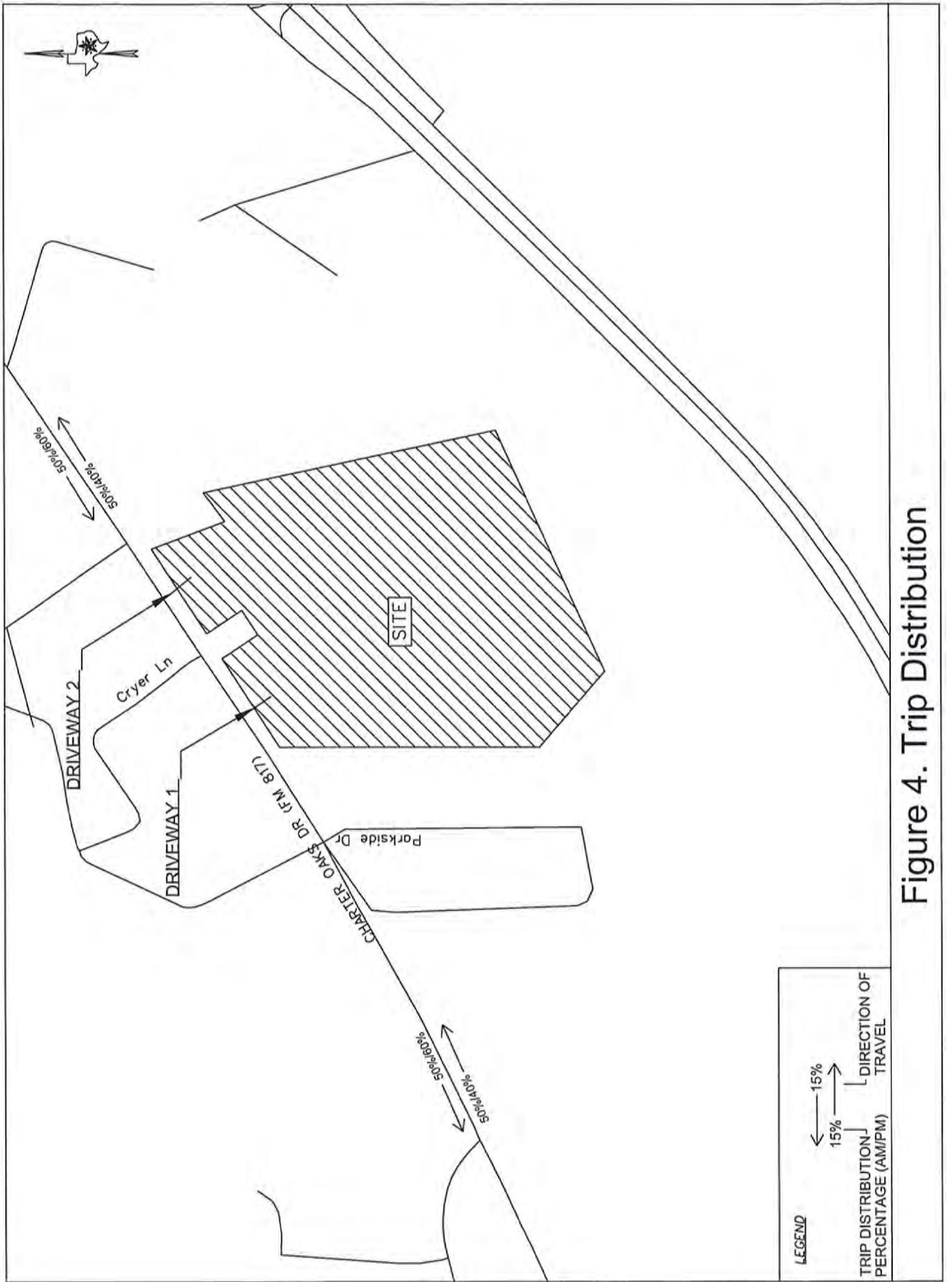


Figure 4. Trip Distribution

NO-BUILD AND BUILD CONDITIONS

The projected background traffic was combined with the proposed site generated traffic to perform the intersection analyses for the build-out conditions (2016).

The results of this analysis are presented in **Table 3**. The worksheets from this analysis are included in **Appendix B**. Projected intersection volumes for site and background plus site traffic are illustrated in **Figure 5** and **Figure 6**.

Table 3: 2016 Projected Levels of Service

ID	Intersection	Type of Control	Approach	LOS (Delay)	
				Background + Site	
				AM Peak	PM Peak
901	Charter Oaks Drive & Driveway #1	Un-Signalized	Northbound	0.0	0.0
			Southbound	0.2	0.4
			Westbound	14.2	19.7
			Overall	0.9	0.7
902	Charter Oaks Drive & Driveway #2	Un-Signalized	Northbound	0.0	0.0
			Southbound	0.2	0.4
			Westbound	14.3	19.8
			Overall	0.9	0.7

According to **Table 3**, both of the study intersections are projected to operate with an acceptable LOS.

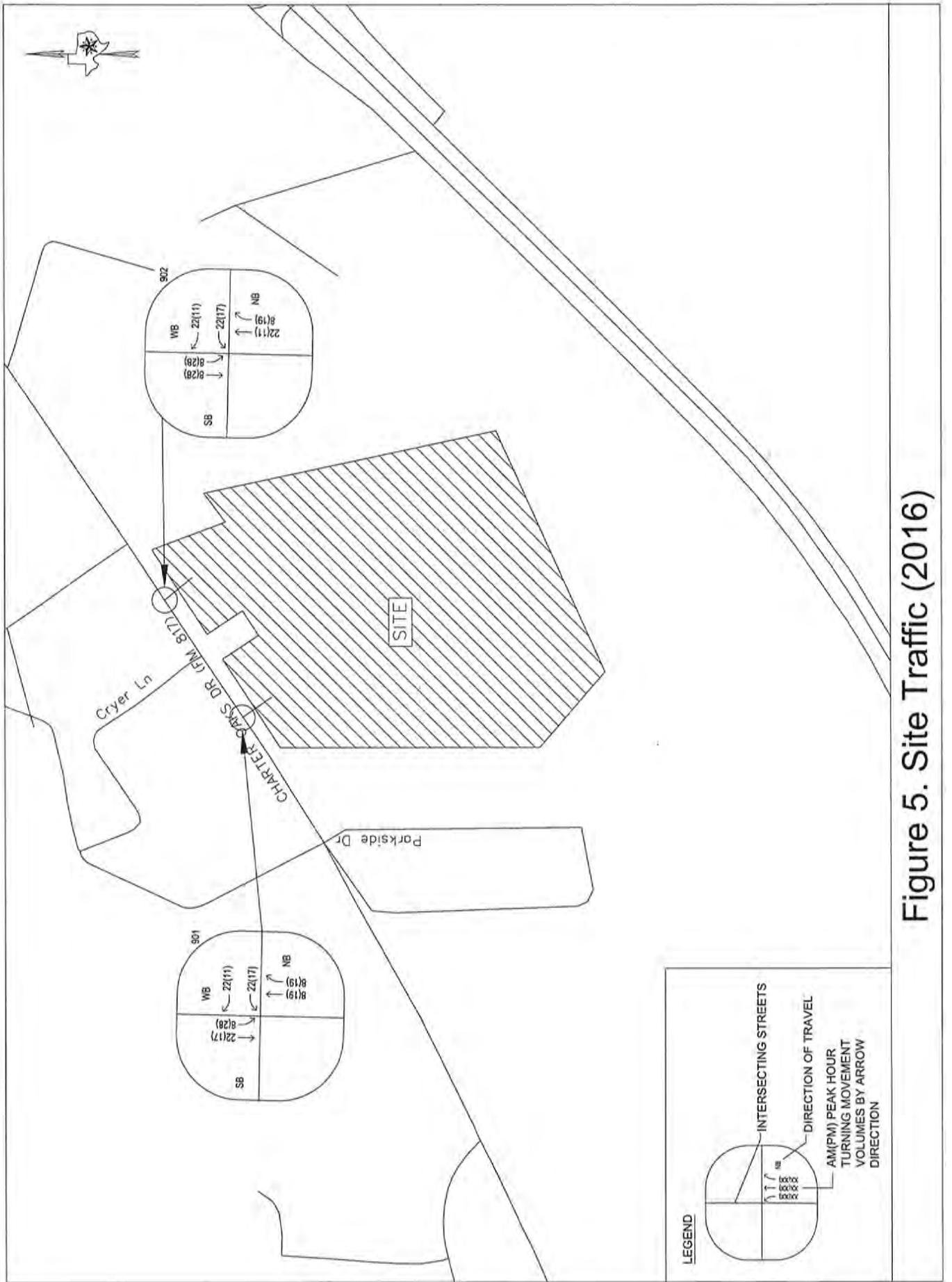
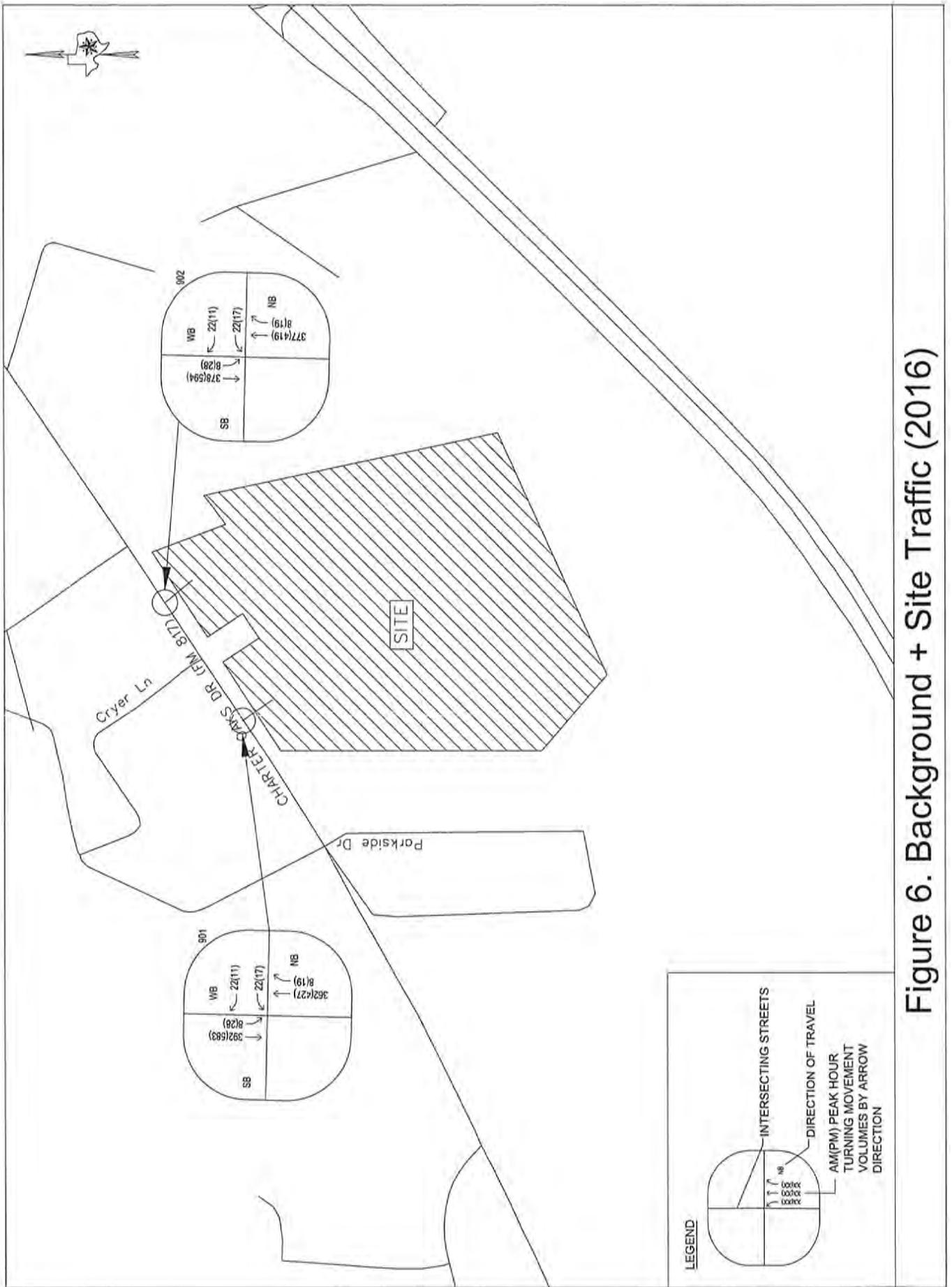


Figure 5. Site Traffic (2016)



The projected peak period right turning volumes from and into the Site Driveways were evaluated using Table 2-3 in the TxDOT Access Management Manual⁽⁵⁾ which contains thresholds for when auxiliary right turn lanes should be considered. The criteria and projected volumes are tabulated in **Table 4**.

Table 4: Auxiliary Lane Threshold Evaluation

Intersection	TxDOT Criteria		Projected Volumes (vph)			
	Acceleration	Deceleration	AM Peak		PM Peak	
			Egress	Ingress	Egress	Ingress
Driveway #1 & Charter Oaks Drive	Right turn egress > 200vph	>45 mph: Right turn volume > 50 vph ≤45 mph: Right turn volume > 60 vph	22	8	11	19
Driveway #2 & Charter Oaks Drive	Right turn egress > 200vph	>45 mph: Right turn volume > 50 vph ≤45 mph: Right turn volume > 60 vph	22	8	11	19

As indicated in **Table 4**, the Site Driveways are below the thresholds that might require a deceleration or acceleration lane under full build-out conditions.

The Site Driveways were also evaluated using the criteria contained in the TxDOT Roadway Design Manual⁽⁶⁾ for left-turn lanes. The Site Driveways meet the criteria for consideration of a left-turn lane along Charter Oaks Drive. However, the addition of a left-turn lane is not geometrically feasible based on the proposed conditions. Also, Charter Oaks Drive is listed in the 2040 KTMO MTP⁽³⁾ as a four-lane roadway, thus the inside lanes will function as left-turn lanes when the four-lane section is constructed.

The TxDOT Access Management Manual⁽⁵⁾ has criteria for evaluating spacing between driveways. The criterion for a 45 mph roadway is 360 feet between driveways. **Figure 7** shows the spacing between the proposed and existing driveways. As indicated in **Figure 7**, three out of four spacings between the proposed site driveways and the existing single-home driveways are below the 360 foot criterion. Although these spacings are near but do not exceed the recommended criteria, the intermediate driveways are for single residential homes and would only be expected to generate approximately 10 trips per day.

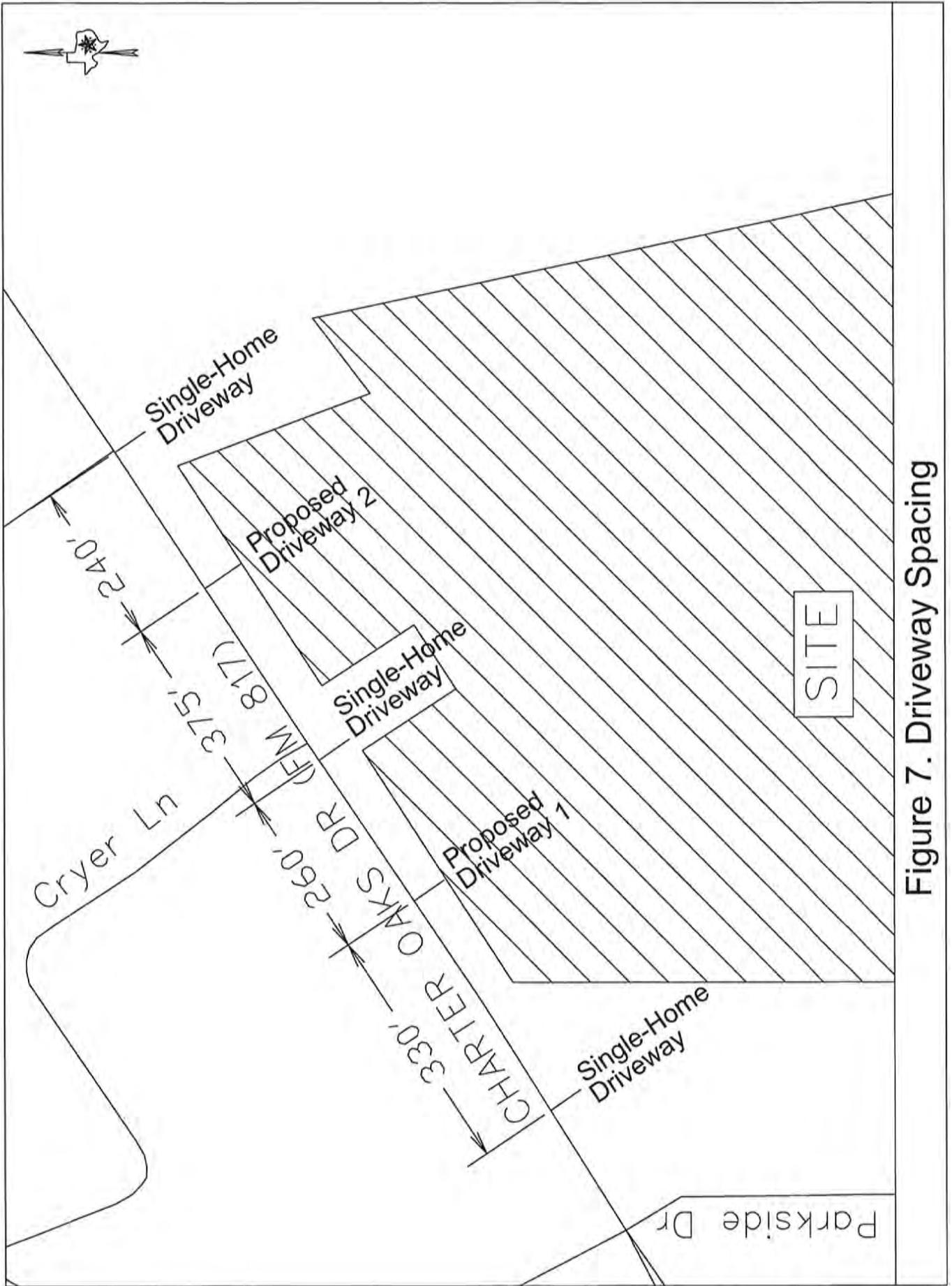


Figure 7. Driveway Spacing



CONCLUSIONS

The proposed Olde Towne development, located along Charter Oaks Drive in Temple, Texas and its interaction with the surrounding roadway network have been analyzed for build-out (2016) conditions. The intersection analyses performed in this study indicate that background and site traffic will be accommodated with no geometric or traffic control improvements.

Based on criteria contained in the Roadway Design Manual⁽⁶⁾ (RDM), left-turn lanes could be considered at both site access locations along Charter Oaks Drive. However, Charter Oaks Drive is listed in the 2040 KTMPO MTP⁽³⁾ as a four-lane roadway. Further, the development does not have sufficient frontage along Charter Oaks Drive to construct turn lanes which would satisfy RDM criteria for a design speed of 45 mph. Based on the adequacy of expected Levels of Service, plans for future capacity and existing constraints, we recommend a left-turn lane not be constructed at this time.

We recommend the Olde Towne development be approved as planned.



I hereby certify that this report complies with applicable technical requirements of the City of Temple, Texas and Texas Department of Transportation and is complete and accurate to the best of my knowledge.

Alliance Transportation Group, Inc.

Samuel Higgins, P.E.

Project Engineer



REFERENCES

1. *Trip Generation Manual* (9th ed.). Washington, DC: Institute of Transportation Engineers, 2012.
2. *Highway Capacity Manual 2010*. Washington, DC: Transportation Research Board, 2010.
3. *KTMPO 2040 Metropolitan Transportation Plan*. Killeen, TX: Killeen-Temple Metropolitan Planning Organization, 2014.
4. *Synchro Studio 8 User Guide*. Sugarland, TX: Trafficware, Ltd., 2011
5. *Access Management Manual*. Austin, TX: Texas Department of Transportation, 2009.
6. *Roadway Design Manual*. Austin, TX: Department of Transportation, 2010.

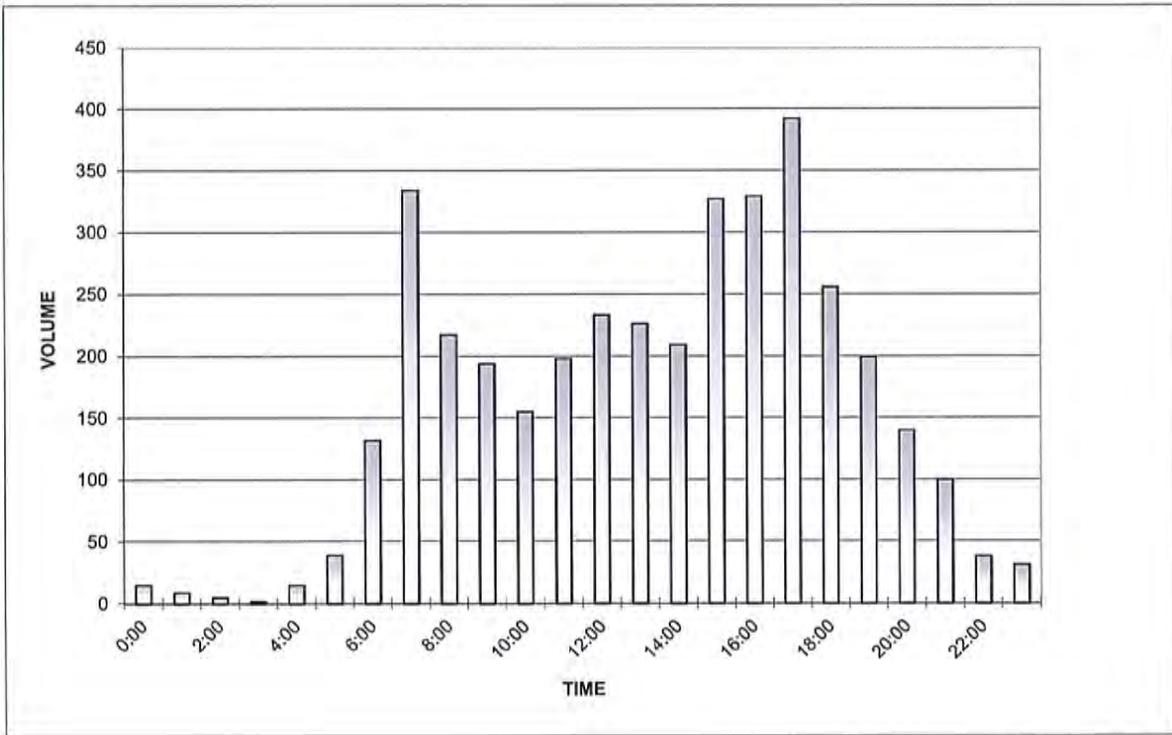
APPENDIX A | Existing Traffic Counts

Northbound FM 817 south of Cyer Lane

Date Began:
10/8/2014

TIME	0:00	0:15	0:30	0:45	TOTAL
0:00	5	4	3	3	15
1:00	3	4	0	2	9
2:00	1	1	2	1	5
3:00	1	0	0	1	2
4:00	1	3	6	5	15
5:00	6	7	6	20	39
6:00	13	28	45	46	132
7:00	66	80	104	84	334
8:00	73	61	44	39	217
9:00	48	50	50	46	194
10:00	37	36	40	42	155
11:00	50	45	39	64	198
12:00	66	50	46	71	233
13:00	54	59	56	57	226
14:00	48	47	48	66	209
15:00	78	60	92	97	327
16:00	75	72	101	81	329
17:00	102	105	101	84	392
18:00	66	68	74	48	256
19:00	51	52	48	48	199
20:00	41	25	36	38	140
21:00	28	25	24	23	100
22:00	8	13	10	7	38
23:00	13	8	7	3	31
TOTAL:					3795

The A.M. peak hour from 7:15 to 8:15 is 341
The P.M. peak hour from 17:00 to 18:00 is 392

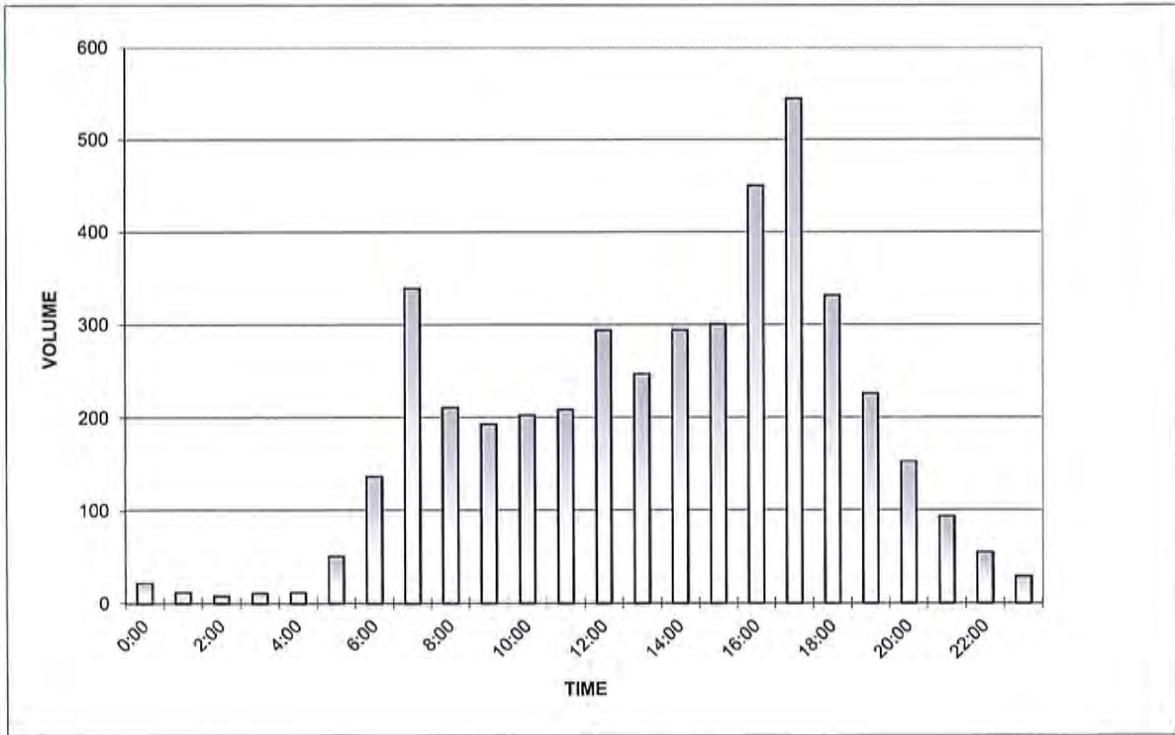


Southbound FM 817 south of Cyer Lane

Date Began:
10/8/2014

TIME	0:00	0:15	0:30	0:45	TOTAL
0:00	8	7	6	1	22
1:00	2	5	3	2	12
2:00	2	6	0	0	8
3:00	0	3	6	2	11
4:00	3	4	1	4	12
5:00	5	10	12	24	51
6:00	20	25	39	53	137
7:00	61	88	85	105	339
8:00	78	35	45	53	211
9:00	38	60	52	43	193
10:00	45	36	53	69	203
11:00	50	49	47	63	209
12:00	63	82	77	72	294
13:00	66	55	61	65	247
14:00	74	71	70	79	294
15:00	54	78	69	100	301
16:00	103	124	112	111	450
17:00	112	163	147	122	544
18:00	81	109	83	59	332
19:00	75	52	61	38	226
20:00	41	37	32	43	153
21:00	19	38	21	16	94
22:00	17	13	10	15	55
23:00	7	11	6	5	29
TOTAL:					4427

The A.M. peak hour from 7:15 to 8:15 is 356
The P.M. peak hour from 17:00 to 18:00 is 544



APPENDIX B | LOS Analysis – Future Conditions (2016) – Background + Site

Lanes, Volumes, Timings
 901: Charter Oaks Dr & Driveway 1

Old Towne TIA
 AM Background + Site (2016)

						
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (vph)	22	22	362	8	8	392
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.932		0.997			
Flt Protected	0.976					0.999
Satd. Flow (prot)	1694	0	1857	0	0	1861
Flt Permitted	0.976					0.999
Satd. Flow (perm)	1694	0	1857	0	0	1861
Lane Group Flow (vph)	48	0	402	0	0	435
Sign Control	Stop		Free			Free

Intersection Summary

Control Type: Unsignalized
 Intersection Capacity Utilization 37.0% ICU Level of Service A
 Analysis Period (min) 15

Intersection

Int Delay, s/veh 0.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Vol, veh/h	22	22	362	8	8	392
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	24	24	393	9	9	426

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	841	398	402
Stage 1	398	-	-
Stage 2	443	-	-
Critical Hdwy	6.42	6.22	4.12
Critical Hdwy Stg 1	5.42	-	-
Critical Hdwy Stg 2	5.42	-	-
Follow-up Hdwy	3.518	3.318	2.218
Pot Cap-1 Maneuver	335	652	1157
Stage 1	678	-	-
Stage 2	647	-	-
Platoon blocked, %	-	-	-
Mov Cap-1 Maneuver	332	652	1157
Mov Cap-2 Maneuver	332	-	-
Stage 1	678	-	-
Stage 2	641	-	-

Approach	WB	NB	SB
HCM Control Delay, s	14.2	0	0.2
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	440	1157	-
HCM Lane V/C Ratio	-	0.109	0.008	-
HCM Control Delay (s)	-	14.2	8.1	0
HCM Lane LOS	-	B	A	A
HCM 95th %tile Q(veh)	-	0.4	0	-

						
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (vph)	22	22	377	8	8	378
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.932		0.997			
Flt Protected	0.976					0.999
Satd. Flow (prot)	1694	0	1857	0	0	1861
Flt Permitted	0.976					0.999
Satd. Flow (perm)	1694	0	1857	0	0	1861
Lane Group Flow (vph)	48	0	419	0	0	420
Sign Control	Stop		Free			Free

Intersection Summary

Control Type: Unsignalized

Intersection Capacity Utilization 36.3%

ICU Level of Service A

Analysis Period (min) 15

Intersection	
Int Delay, s/veh	0.9

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Vol, veh/h	22	22	377	8	8	378
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	24	24	410	9	9	411

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	842	414	0	0	418	0
Stage 1	414	-	-	-	-	-
Stage 2	428	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	334	638	-	-	1141	-
Stage 1	667	-	-	-	-	-
Stage 2	657	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	331	638	-	-	1141	-
Mov Cap-2 Maneuver	331	-	-	-	-	-
Stage 1	667	-	-	-	-	-
Stage 2	650	-	-	-	-	-

Approach	WB		NB		SB
HCM Control Delay, s	14.3		0		0.2
HCM LOS	B				

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	436	1141	-
HCM Lane V/C Ratio	-	-	0.11	0.008	-
HCM Control Delay (s)	-	-	14.3	8.2	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.4	0	-

Lanes, Volumes, Timings
 901: Charter Oaks Dr & Driveway 1

Old Towne TIA
 PM Background + Site (2016)

						
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (vph)	17	11	427	19	28	583
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Fr _t	0.946		0.994			
Fl _t Protected	0.971					0.998
Satd. Flow (prot)	1711	0	1852	0	0	1859
Fl _t Permitted	0.971					0.998
Satd. Flow (perm)	1711	0	1852	0	0	1859
Lane Group Flow (vph)	30	0	485	0	0	664
Sign Control	Stop		Free			Free

Intersection Summary

Control Type: Unsignalized

Intersection Capacity Utilization 63.5%

ICU Level of Service B

Analysis Period (min) 15

Intersection	
Int Delay, s/veh	0.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Vol, veh/h	17	11	427	19	28	583
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	18	12	464	21	30	634

Major/Minor	Minor1	Major1	Major2
Conflicting Flow All	1169	474	0 0 485 0
Stage 1	474	-	- - - -
Stage 2	695	-	- - - -
Critical Hdwy	6.42	6.22	- - 4.12 -
Critical Hdwy Stg 1	5.42	-	- - - -
Critical Hdwy Stg 2	5.42	-	- - - -
Follow-up Hdwy	3.518	3.318	- - 2.218 -
Pot Cap-1 Maneuver	213	590	- - 1078 -
Stage 1	626	-	- - - -
Stage 2	495	-	- - - -
Platoon blocked, %			- - - -
Mov Cap-1 Maneuver	204	590	- - 1078 -
Mov Cap-2 Maneuver	204	-	- - - -
Stage 1	626	-	- - - -
Stage 2	474	-	- - - -

Approach	WB	NB	SB
HCM Control Delay, s	19.7	0	0.4
HCM LOS	C		

Minor Lane/Major Mvmt	NBT	NBRWBLn1	SBL	SBT
Capacity (veh/h)	-	- 275	1078	-
HCM Lane V/C Ratio	-	- 0.111	0.028	-
HCM Control Delay (s)	-	- 19.7	8.4	0
HCM Lane LOS	-	- C	A	A
HCM 95th %tile Q(veh)	-	- 0.4	0.1	-

Lanes, Volumes, Timings
 902: Driveway 2 & Charter Oaks Dr

Old Towne TIA
 PM Background + Site (2016)

						
Lane Group	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Volume (vph)	17	11	419	19	28	594
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00
Frt	0.946		0.994			
Flt Protected	0.971					0.998
Satd. Flow (prot)	1711	0	1852	0	0	1859
Flt Permitted	0.971					0.998
Satd. Flow (perm)	1711	0	1852	0	0	1859
Lane Group Flow (vph)	30	0	476	0	0	676
Sign Control	Stop		Free			Free

Intersection Summary

Control Type: Unsignalized

Intersection Capacity Utilization 64.0%

ICU Level of Service C

Analysis Period (min) 15

Intersection	
Int Delay, s/veh	0.7

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Vol, veh/h	17	11	419	19	28	594
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	18	12	455	21	30	646

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	1173	466	0	0	476	0
Stage 1	466	-	-	-	-	-
Stage 2	707	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	212	597	-	-	1086	-
Stage 1	632	-	-	-	-	-
Stage 2	489	-	-	-	-	-
Platoon blocked, %			-	-		
Mov Cap-1 Maneuver	203	597	-	-	1086	-
Mov Cap-2 Maneuver	203	-	-	-	-	-
Stage 1	632	-	-	-	-	-
Stage 2	468	-	-	-	-	-

Approach	WB		NB		SB
HCM Control Delay, s	19.8		0		0.4
HCM LOS	C				

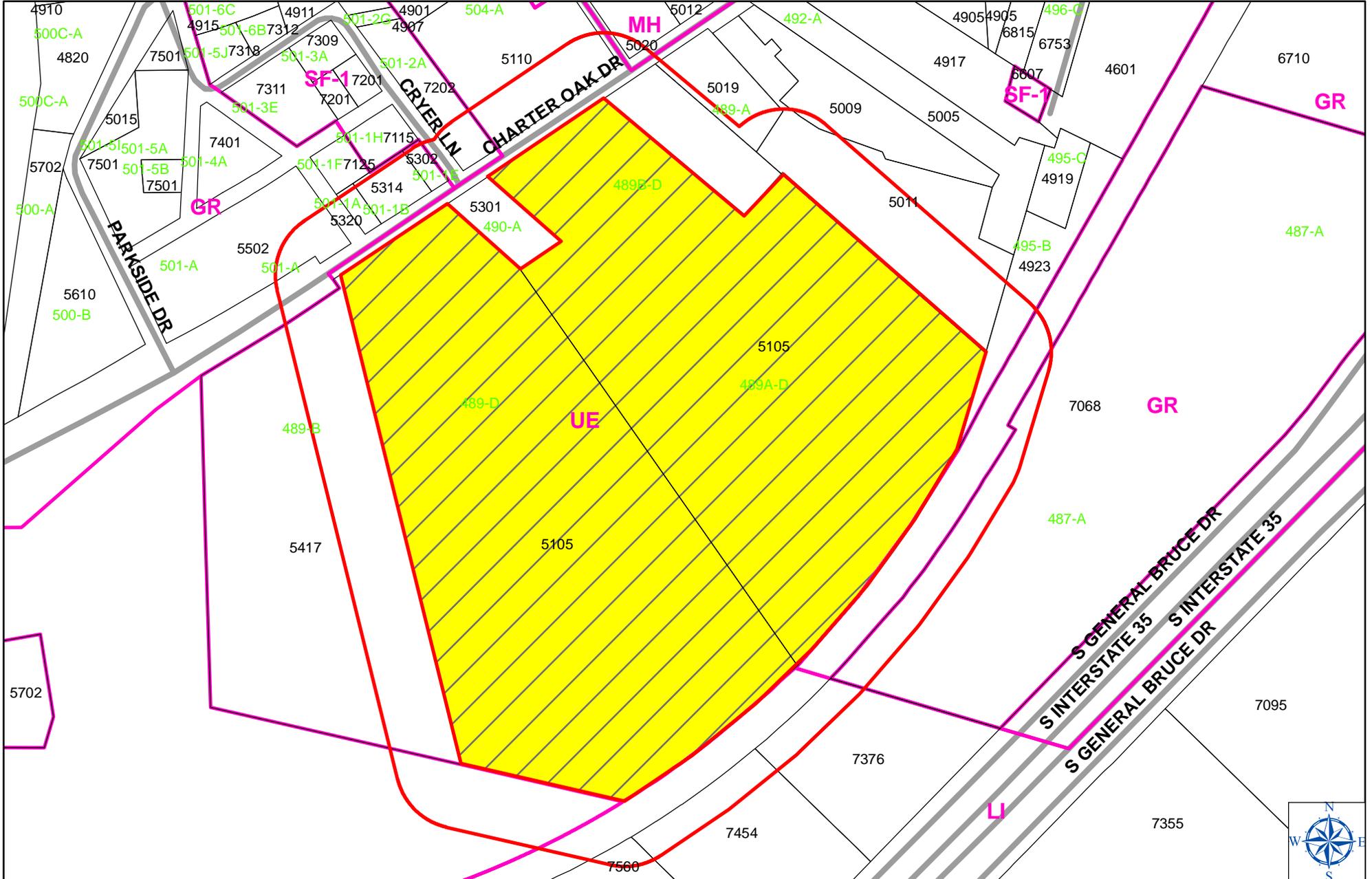
Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	274	1086	-
HCM Lane V/C Ratio	-	-	0.111	0.028	-
HCM Control Delay (s)	-	-	19.8	8.4	0
HCM Lane LOS	-	-	C	A	A
HCM 95th %tile Q(veh)	-	-	0.4	0.1	-



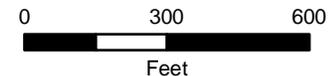
Z-FY-15-12

Notification Map UE to PD (UE)

5105 Charter Oak Dr.

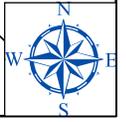


- Case
- Zoning
- 1234-A Outblock Number
- 200' Buffer
- Parcel



2/20/2015
City of Temple GIS
myarberry

GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.





**RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE**

V. Elizabeth T. Morgan
5011 Charter Oak Drive
Temple, Texas 76502

Zoning Application Number: Z-FY-15-12 Project Manager: Mark Baker

Location: Outblocks 489-D, 489A-D and 489B-D, City Addition (see attached notification map)

The proposed rezoning is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice, and provide any additional comments you may have.

I recommend () approval denial of this request.

Comments:

Same as before. So many houses pushed
into space. Changes the living of inter-area.

Elizabeth T Morgan
Signature

Elizabeth T Morgan
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than March 12, 2015

**City of Temple
Planning Department
Room 102
Municipal Building
Temple, Texas 76501**

Number of Notices Mailed: 13

RECEIVED

Date Mailed: February 12, 2015

MAR 04 2015

City of Temple
Planning & Development



**RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE**

Marion Etux Maria Allen
5301 Charter Oak Drive
Temple, Texas 76502

Zoning Application Number: Z-FY-15-12 **Project Manager:** Mark Baker

Location: Outblocks 489-D, 489A-D and 489B-D, City Addition (see attached notification map)

The proposed rezoning is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice, and provide any additional comments you may have.

I recommend () approval denial of this request.

Comments:

My wife and I can think of NO reason for this rezoning to pass. Its still to many Homes The road (Charter oak Dr) has more cars each day without that many more Homes. Plus we don't have Naborhood fire or Police protection.

Marion Allen
Signature

Marion W Allen
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than March 12, 2015

City of Temple
Planning Department
Room 102
Municipal Building
Temple, Texas 76501

RECEIVED
MAR 02 2015
City of Temple

Number of Notices Mailed: 13

Date Mailed: February 27, 2015



**RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE**

Robert Eno
5019 Charter Oak Drive
Temple, Texas 76502

Zoning Application Number: Z-FY-15-12 **Project Manager:** Mark Baker

Location: Outblocks 489-D, 489A-D and 489B-D, City Addition (see attached notification map)

The proposed rezoning is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice, and provide any additional comments you may have.

I recommend () approval (✓) denial of this request.

Comments:
The traffic here is already heavy it's sometimes unsafe for us to walk across the street to get our mail, as well as pulling into our homes. it has caused me to be near-ened pulling into my house when I had my grandchildren in the car. That is with how the traffic is now. If you increase the number of houses in this area by over one hundred it is only going to make it more unsafe for the elderly people who have lived here for many years

Robert Eno

Signature

Robert Eno

Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than March 12, 2015

City of Temple
Planning Department
Room 102
Municipal Building
Temple, Texas 76501

RECEIVED
MAR 10 2015
City of Temple
Planning & Development



**RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE**

Thomas W. Jones
7202 Cryer Lane
Temple, Texas 76502

Zoning Application Number: Z-FY-15-12 **Project Manager:** Mark Baker

Location: Outblocks 489-D, 489A-D and 489B-D, City Addition (see attached notification map)

The proposed rezoning is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested rezoning, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice, and provide any additional comments you may have.

I recommend () approval (✓) denial of this request.

Comments: I FEAR THE INCREASED TRAFFIC WOULD BE AN
ADDED DANGER TO THE ALREADY HEAVY TRAFFIC & ALSO
FEEL IT WOULD BE AN END TO THE QUIET PEACEFULNESS OF
THE AREA.

Thomas W. Jones
Signature

THOMAS W. JONES
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than March 12, 2015

**City of Temple
Planning Department
Room 102
Municipal Building
Temple, Texas 76501**

Number of Notices Mailed: 13

Date Mailed: February 27, 2015

RECEIVED

MAR 10 2015

City of Temple
Planning & Development



PLANNING AND ZONING COMMISSION AGENDA ITEM

3/16/15
Item #6
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-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-15-12 - 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
P-FY-15-15 - The final plat of Las Colinas Lot 11-A, a 0.917 +/- acres, two lot residential subdivision, being a replat of Lots 11 and 12, Block 3, Las Colinas Subdivision, located at 1720 Las Lomas Court.	DRC 3/02/15 Awaiting revisions from applicant	Advanced Mapping & Surveying

<p>Z-FY-15-11 - Hold a public hearing to discuss and recommend action on a rezoning from Two Family (2F) to Multi-Family Planned Development (MF-PD) on 5.987 +/- acres, Villa at Canyon Ridge, (Lots 1-12 & 1-12, Blocks 10 & 11, Canyon Ridge, Phase II), located at Hartrick Bluff Road at Ridgeview Drive and Kendra Drive.</p>	<p>PZC 3/16/15</p>	<p>All County Surveying</p>
<p>P-FY-15-16 - Consider and take action on the Final Plat of Villas at Canyon Ridge, 5.987 +/- acres, (a replat of Canyon Ridge, Phase II, Lots 1-12 & Lots 1-12, Blocks 10 & 11), located at Hartrick Bluff Road at Ridgeview Drive and Kendra Drive.</p>	<p>DRC 3/02/15</p>	<p>All County Surveying</p>
<p>P-FY-15-17 - Consider and take action on the Final Plat of Canyon Ridge , Phase III, a 29.639 +/- acres, 129-lot residential subdivision, situated in the Maximo Moreno Survey, Abstract 14, Bell County, Texas, located south of Canyon Creek Drive, between Lowe's Drive and South 5th Street.</p>	<p>DRC 3/23/15</p>	<p>Clark & Fuller</p>
<p>P-FY-15-18 - Consider and take action on the Final Plat of Wessinger Commercial, a 1.209 2-lot, 1-block, nonresidential subdivision, situated in the Nancy Chance Survey, Abstract 5, Bell County, Texas, located on the west side of South General Bruce Drive, south of Profit Place.</p>	<p>DRC 3/23/15</p>	<p>All County Surveying</p>
<p>P-FY-15-19 – Consider and take action on the Final Plat of Dorsey II Subdivision, a 3.97 +/- acre, 3-lot, 1-block residential subdivision, being a Replat of Lot 3, Block 1, Dorsey Subdivision, being in the Extra Territorial Jurisdiction of the City of Temple, recorded in Cabinet D, Slide 294-A of the Bell County Plat Records</p>	<p>DRC 3/23/15</p>	<p>Ron Carroll</p>
<p>Z-FY-15-15 – Hold a public hearing to consider and recommend action on a rezoning from Agricultural District (AG) to General Retail District (GR) on 4.707 +/- acres situated in the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located at the northeast corner of West Adams Avenue and Research Parkway (Hilliard Road).</p>	<p>PZC 4/06/15</p>	<p>Michael Beevers</p>
<p>Z-FY-15-16 – Hold a public hearing to consider and take action on a rezoning from Agricultural District (AG) to General Retail District (GR) on 4.880 +/- acres of land situated in the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located on the east side of Research Parkway (Hilliard Road).</p>	<p>PZC 4/06/15</p>	<p>Michael Beevers</p>
<p>Z-FY-15-14 - Consider adopting an ordinance on a Conditional Use Permit for a paint shop facility on Lot 2, Block 1, Trnum Subdivision Phase VIII, located at 5806 South General Bruce Drive.</p>	<p>PZC 4/06/15</p>	<p>Ronnie Moran on behalf of Chris McGregor</p>

<p>I-FY-15-03 - Consider adopting a Resolution authorizing an Appeal of Standards in Section 6.7.5(E) and (H), 6.7.8(D)(3), 6.7.9(D)(3), and 6.7.10(D)(3) of the Unified Development Code related to I-35 Corridor Overlay Zoning District for landscaping, lighting, and building materials, located at 7565 S. General Bruce Drive.</p>	<p>PZC 4/06/15</p>	<p>Justin Fuller</p>
--	--------------------	----------------------

<p>City Council Final Decisions</p>	<p>Status</p>
<p>Z-FY-15-05: Consider adopting an ordinance authorizing a zoning change from Two Family Dwelling (2F) to General Retail (GR) on Lot 4, Block 3 of the Moore's Knight Addition located at 111 South 33rd Street.</p>	<p>APPROVED at 1st Reading on March 5, 2015</p>
<p>I-FY-15-02 – Consider adopting a resolution authorizing an Appeal of Standards in Section 6.7.5.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 South General Bruce Drive (Caliber Collision).</p>	<p>DENIED on March 5, 2015</p>

P&Z COMMISSION ATTENDANCE

2015															
	Jan 5	Jan 20	Feb 2	Feb 17	Mar 2	Mar 16	Apr 6	Apr 20	May 4	May 18	June 1	June 15	P	A	
James Staats	P	No Meeting Held	P	P	P								4		
Blake Pitts	P		P	A	P								3	1	
Patrick Johnson	P		P	P	A								3	1	
Omar Crisp	P		P	A	P								3	1	
David Jones	P		P	A	P								3	1	
Greg Rhoads	P		P	P	P								4		
Will Sears	P		A	P	A								2	2	
Lester Fettig	P		P	P	P								4		
Tanya Mikeska-Reed	A		A	P	P								2	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