

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
MAY 18, 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, May 18, 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
MAY 18, 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 May 4, 2015.

B. ACTION ITEMS

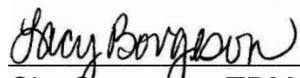
Item 2: [Z-FY-15-17](#) – Hold a public hearing to discuss and recommend action on rezoning of +/- 224.549 acres: from Agricultural District (AG), Light Industrial (LI) and General Retail (GR) to Planned Development-General Retail (PD-GR) District; Planned Development-Single Family Dwelling 3 (PD-SF3) District; and Planned Development-Single Family Attached Dwelling 3 (PD-SFA3) District; with a Conditional Use Permit for alcoholic beverage sales where the sale of all alcoholic beverages may be 75% or more of the total revenue; on Outblocks 2060-A, 2062-A, 2063-A, 2064-A, 2065-B, 1102-B, 1102-A, and 1100-B, and Lot 1, Block 2 Westfield Development Phase V, bordering North Pea Ridge Road, Prairie View Road, Stonehollow Drive, Westfield Boulevard, and Hilliard Road.

Item 3: [Z-FY-15-18](#) - Hold a public hearing to consider and recommend action to amend Ordinance No. 2014-4689, for a TMED Planned Development District site plan review on 8.146 acres +/-, Lot 4, Block 1, Shoppes on the Hill Subdivision, located at 2510 South 31st Street, for a proposed apartment complex project.

- Item 4:** [Z-FY-15-19](#) – Hold a public hearing to discuss and recommend action on a Conditional Use Permit for Lots 4, 5, 9, and 8 Block 2, Westfield Development Phase IV, located at 7373 and 7349 Honeysuckle Drive, 7348 West Adams Avenue and 7410 West Adams Avenue; allowing for establishments where the gross revenue from the on-premise sale of alcoholic beverages is less than 75% of the total gross revenue of the establishment sales.
- Item 5:** [P-FY-15-19](#) – Consider and recommend action on the Final Plat of Dorsey II Subdivision, a 3.97 +/- acre, 3-lot, 1-block residential subdivision, with a developer requested exception to Section 8.1.3A.7 of the Unified Development Code (UDC) related to required fire hydrants, being a Replat of Lot 3, Block 1, Dorsey Subdivision, as recorded in Cabinet D, Slide 294-A of the real property records of Bell County, Texas, addressed as 7677 Acres Road within the Extra-Territorial Jurisdiction (ETJ) of the City of Temple.
- Item 6:** [P-FY-15-22](#) - Consider and take action on the Westfield Master Preliminary, a 224.54 +/- acres, situated in the Baldwin Robertson Survey, Abstract No. 17 and in the Nancy Chance Survey, Abstract No. 5, both in Bell County, Texas, located on the north of West Adams Avenue, east side of North Pea Ridge Road, south of Prairie View Road with an exception to Unified Development Code Section 8.3: Park Land Dedication.

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 1:45 PM, May 14, 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
MAY 4, 2015
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT
Vice-Chair David Jones

COMMISSIONERS:

James Staats Will Sears
Omar Crisp Lester Fettig

PLANNING AND ZONING MEMBERS ABSENT:

Tanya Mikeska-Reed Blake Pitts
Greg Rhoads Patrick Johnson

STAFF PRESENT:

Brian Chandler, Director of Planning
Trudi Dill, Deputy City Attorney
Tammy Lyerly, Senior Planner
Mark Baker, Planner
Mary Maxfield, Planning Technician
Leslie Evans, Planning Technician

The agenda for this meeting was posted on the bulletin board at the Municipal Building, April 30, 2015 at 1:30 p.m. in compliance with the Open Meetings Law.

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

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

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

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of April 6, 2015 and a Special Called Meeting held on April 27, 2015.

Both minutes approved by general consent.

B. ACTION ITEMS

Item 2: P-FY-15-23 – Consider and take action on the Final Plat of Hills of Westwood Phase VII, a 3.867 +/- acre, 16-lot, 1-block residential subdivision, situated in the Baldwin

**PLANNING AND ZONING COMMISSION
MONDAY, MAY 4, 2015
5:00 P.M.
WORK SESSION**

PLANNING AND ZONING MEMBERS PRESENT

Vice-Chair David Jones

COMMISSIONERS:

James Staats
Omar Crisp

Will Sears
Lester Fettig

PLANNING AND ZONING MEMBERS ABSENT:

Tanya Mikeska-Reed
Greg Rhoads

Blake Pitts
Patrick Johnson

STAFF PRESENT:

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

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, Acting Chair Jones opened the work session at 5:00 p.m. and asked Mr. Brian Chandler, Director of Planning, to proceed.

Mr. Chandler explained the next meeting would include the Westfield Master Plan, a John Kiella development, mixed use project with 200 +/- acres, and Beverly Zendt is the case manager. Phase II of Shoppes on the Hill for the 200 plus apartment complex.

Mr. Chandler did not have the latest timing information on the stop light along 31st Street.

The City Council decision on Charter Oak failed for lack of a motion. This is not the same as a denial but the item does not move forward. Staff will wait to see if the applicant comes back with another option.

Mr. Chandler explained the Code requires at least six months to pass before returning for a same or similar zoning request—this is based on an action. Without an action it is possible to return within the six month window with the same or similar request.

Mr. Chandler discussed the UDC amendments. Mr. Chandler and Ms. Zendt previously met with and have been working with the wireless provider consultant that represents numerous cell phone companies related to the proposal to prohibit cell phone towers in the I-35 overlay. At the first reading City Council proposed to allow just monopoles (not the oil rig styled towers but the flagpoles with antennae attached at the top) allowing those in the industrial sub-district in I-35—essentially Nugent to the north.

One of the challenges of the I-35 overlay is knowing whether an address is located in the overlay or not based on the boundary language. Clearly if the property abuts I-35 it is in the boundary. There is some ambiguous language regarding intersections and needs to be clearer. The distance is also not consistent.

Dropbox is a free storage program that can be used to access the P&Z packets once you sign up. Please let Leslie Evans know if you would like to be included in Dropbox and an invitation will be sent to those interested.

The audio issues were nonexistent at the April 27, 2015 meeting. Staff has been working with the AV contact to make sure future meetings are running smoothly and everyone can hear everything being said.

Acting Chair Jones asked about the wi-fi availability. Mr. Chandler stated he checked with the IT Director and they tested several devices and everything seemed to work during the checks. Should there be further issues, the IT Director will be available to help.

There being no further business, Acting Chair Jones adjourned the meeting at 5:17 P.M.

Robertson League Survey, Abstract No 17, Bell County, Texas, located on Iron Gate Drive, north of Tarver Drive, and east of South Pea Ridge Road.

Ms. Tammy Lyerly, Senior Planner, stated the property is zoned Single Family-Two (SF-2) and Single Family-Three (SF-3).

The Development Review Committee (DRC) reviewed the plat on April 23, 2015 and was deemed administratively complete on April 29, 2015.

There are no exceptions to the Unified Development Code (UDC) for this plat so the Planning and Zoning Commission is the final plat authority.

The Thoroughfare Plan designates Iron Gate Drive as a minor arterial which extends north to FM 2305 at Lot 16, Block 1, per UDC Section 8.2.1.D.4: Projection of Streets. Discussions were held in DRC regarding whether the road should be extended in the future, basically Lot 16. The developer was provided with a draft deed to the City for Lot 16, Block 1, for the developer in the future to reenter and assume ownership of the property if City Council determines that the subject lot does not need to be extended for the street.

Water and sewer services will be available through an eight-inch water and wastewater lines within Iron Gate Drive right-of-way.

This development has a Park Development Agreement:

Currently there are 152 developed homes in Hills of Westwood;

These homes have been built since agreement's date of March 28, 2011;

Two phases of a playground to be built in Von Rosenberg Park;

The first phase to be built after 89 homes were developed;

The second phase to be built after another 89 homes were developed (178 total);

A total of 182 building permits have been issued in the Hills of Westwood since March 28, 2011; and

The developer has agreed to start playground construction with the approval of this plat.

Staff recommends approval of the Final Plat of Hills of Westwood, Phase VII.

Commissioner Staats asked if the developer would retain ownership of Lot 16. Ms. Lyerly stated he would deed it to the City. Ms. Trudi Dill, Deputy City Attorney explained that it would not need to be replatted; City Council would just do a resolution to dedicate the lot as street. If the connection is not needed, the developer can request City Council to release the lot back to the developer.

Mr. Brian Chandler, Director of Planning, added that the Thoroughfare Plan would have to be amended to reflect the change and the P&Z would be involved in that process.

Commissioner Fettig made a motion to approve Item 2, **P-FY-15-23**, and Commissioner Sears made a second.

Motion passed: (5:0)

Commissioners Mikeska-Reed, Pitts, and Johnson and Chair Rhoads absent

Item 3: P-FY-15-24 - Consider and take action on the Final Plat of Hills of Westwood Phase VIII, a 4.583 +/- acre 16-lot, 3-block residential subdivision, situated in the Baldwin Robertson League Survey, located south of Tarver Drive, east of South Pea Ridge Road, and west of Westwood Hills Boulevard.

Ms. Lyerly stated is within the same subdivision as the previous plat.

The property is zoned SF-3 District.

The DRC reviewed the plat on April 23, 2015 and it was deemed administratively complete on April 29, 2015.

There are no exceptions to the UDC for this plat so the Planning and Zoning Commission is the final plat authority.

Water services will be available through six-inch and eight-inch water lines. Sewer services will be through eight-inch wastewater lines.

Since this plat is within the same subdivision as the previous item, it is subject to the same Park Development Agreement previously approved.

Staff recommends approval of the Final Plat of Hills of Westwood, Phase VIII.

Commissioner Crisp made a motion to approve Item 3, **P-FY-15-24**, as presented, and Commissioner Fettig made a second.

Motion passed: (5:0)

Commissioners Mikeska-Reed, Pitts, and Johnson and Chair Rhoads absent

Item 4: P-FY-15-21 – Consider and take action on the Final Plat of Hartrick Valley Estates, a 20.460 +/- acres, 24-lot, 3-block, 2 tract, residential subdivision situated in the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located on the east side of Hartrick Bluff Road at its intersection with Morgan Drive, south of FM 93 within the Extra-Territorial Jurisdiction (ETJ) of the City of Temple.

Mr. Mark Baker, Planner, stated the Planning & Zoning Commission is the final plat authority since the applicant has not requested any exceptions to the UDC.

The final plat was reviewed by the DRC on April 9, 2015 and deemed administratively complete on April 30, 2015.

There is no zoning on the property since it is in the Extra Territorial Jurisdiction (ETJ).

Tracts A and B will be used for landscaping and aesthetics and maintained privately by an anticipated Homeowners Association (HOA).

The on-site sewage system proposed is acceptable to Public Works since no City sewer lines are within the area and it exceeds the 500 foot limit and the minimum lot size is at or exceeds the 22,500 square feet.

Water will be available through an existing six-inch waterline within Hartrick Bluff Road and will be extended throughout the subdivision by a proposed eight-inch waterline.

The Thoroughfare Plan designates Hartrick Bluff Road as a collector road and does require a four foot sidewalk on one side. A sidewalk waiver request has been submitted and is currently in review.

Staff recommends approval of the final plat of Hartrick Valley Estates.

Mr. Baker explained a sidewalk waiver request could be approved administratively through the Director of Planning if certain criteria can be met.

Commissioner Sears made a motion to approve Item 4, **P-FY-15-21**, as presented, and Commissioner Crisp made a second.

Motion passed: (5:0)

Commissioners Mikeska-Reed, Pitts, and Johnson and Chair Rhoads absent

There being no further business, the meeting was adjourned at 5:47 p.m.

Respectfully submitted,
Leslie Evans



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

5-18-15
Agenda Item # 2
Regular Agenda
Page 1 of 7

APPLICANT / DEVELOPMENT: John Kiella, Kiella Land Investments

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

ITEM DESCRIPTION: **Z-FY-15-17** – Hold a public hearing to discuss and recommend action on rezoning of +/- 224.549 acres: from Agricultural District (AG), Light Industrial (LI) and General Retail (GR) to Planned Development-General Retail (PD-GR) District; Planned Development-Single Family Dwelling 3 (PD-SF3) District; and Planned Development-Single Family Attached Dwelling 3 (PD-SFA3) District; with a Conditional Use Permit for alcoholic beverage sales where the sale of all alcoholic beverages may be 75% or more of the total revenue; on Outblocks 2060-A, 2062-A, 2063-A, 2064-A, 2065-B, 1102-B, 1102-A, and 1100-B, and Lot 1, Block 2 Westfield Development Phase V, bordering North Pea Ridge Road, Prairie View Road, Stonehollow Drive, Westfield Boulevard, and Hilliard Road.

STAFF RECOMMENDATION: Staff recommends approval of the following:

1. The proposed rezoning subject to the following conditions.

- That the applicant provide a continuous buffer, along the common boundary between nonresidential or multiple-family uses and an agricultural or residential **district (only)** in accordance with the following table.

MINIMUM BUFFERYARD STANDARDS

Type	Minimum Width	Minimum Planting per 100 feet*
I**	30 feet	<ul style="list-style-type: none"> • 3 canopy trees; • 10 small trees; (50% evergreen) • 14 supplemental shrubs (50% evergreen)
II**	20 feet	<ul style="list-style-type: none"> • 3 canopy trees; • 13 small trees; (50% evergreen) • 16 supplemental shrubs (100% evergreen)
III**	15 feet	<ul style="list-style-type: none"> • 3 canopy trees; (100% evergreen) • 16 small trees; (75% evergreen) • 18 supplemental shrubs (100% evergreen)

*The required landscaping may be reduced by 30% when used in a combination with a decorative fence that is a minimum of 6 feet in height; constructed of wood, wrought iron or galvanized ornamental steel; and located behind the landscaped area.

** All planting shall be in conformance with planting standards located in Section 7.4: Landscaping

- That the applicant provide the following minimum landscaping for residential units:
 - Fully sodded lots – exclusive of driveways, walks, patios, swimming pools, and landscaped beds;
 - 3 shrubs in planted in accordance with **Section 7.4.5C**; and
 - One large canopy tree

2. The proposed Conditional Use Permit for the area designated PD-GR for alcoholic beverage sales where the sale of all alcoholic beverages may be 75% or more of the total revenue.

Staff also recommends approval of the following planned development elements by zoning area:

PD-GR:

1. The allowance of the following uses by right within the PD-GR1 district:
 - All uses identified in Sec. 5.1 Use Table that are permitted in the General Retail District (GR)
 - Theatre or playhouse (open or drive in) **(UDC Section 5.1 waived)**
 - Vertical Mixed Use allowing for multifamily elements and general retail elements to be combined in a single multi-story building **(UDC Section 5.1 waived)**
 - Multiple Family Dwelling -3 **(UDC Section 5.1 waived)**
2. The elimination of the requirements identified in **UDC Section 5.6.2** relating to the operation of a Farmers Market.
3. The elimination of some of the requirements identified in **UDC Section 7.7.4** – Eliminating the required continuous buffering along the common boundary between nonresidential or multiple-family uses and agricultural or residential **uses only** within PD-GR1
4. The allowance of vertical mixed use allowing for multifamily elements and general retail elements to be combined in a single multi-story building. **(UDC Section 5.1 waived)**
- 5.

Additionally the applicant has requested that the City Council allow for a variance to the prohibition of the sale of alcoholic beverages within 300' of a church. This item will be considered by City Council per *Section 109.33: Sales Near School, Church, or Hospital* of Title 4 of the Texas Alcoholic Beverage Code. Distance requirements from schools and hospitals will still be applicable.

PD-GR1:

1. The allowance of the following uses by right within the PD-GR1 district:
 - All uses identified in Sec. 5.1 Use Table that are permitted in the General Retail District (GR)
 - Mini-Storage Warehouses subject to the standards identified in Section 5.3.8. **(UDC Section 5.1 waived)**

2. The elimination of some of the requirements identified in **UDC Section 7.7.4** – Eliminating the required continuous buffering along the common boundary between nonresidential or multiple-family uses and agricultural or residential **uses only** within PD-GR1.

PD- SF3: The following changes to the residential dimensional standards for the district identified in **UDC Section 4.5.1** for **Single Family Detached Dwellings**

- Elimination of the maximum building coverage standards for the rear half of the lot.
- Reduction in the minimum side corner yard standard from 15' to 10'

PD-SFA-3:

1. The following changes to the residential dimensional standards for the district identified in **UDC Section 4.5.1** for **Single Family Detached Dwellings**
 - Reduction in the minimum lot area from 2,300 SF to 2,000 SF.
 - Reduction in the minimum lot depth from 100' to 90'.
 - Elimination of the maximum building coverage standards for the rear half of the lot.
 - An increase in the maximum building height from 2.5 stories to three stories
 - Reduction in the minimum side corner yard standard from 15' to 10'
2. The following changes to the residential dimensional standards for the district identified in **UDC Section 4.5.2** for **Single Family Attached Dwellings**
 - Reduction in the minimum lot area from 2,300 SF to 2,000 SF.
 - Reduction in the minimum lot depth from 100' to 90'.
 - Elimination of the maximum building coverage standards for the rear half of the lot.
 - An increase in the maximum building height from 2.5 stories to three stories
 - Reduction in the minimum side corner yard standard from 15' to 10'
3. The following changes to the residential dimensional standards for the district identified in **UDC Section 4.5.3** for **Patio Homes**
 - Reduction in the minimum lot area from 2,300 SF to 2,000 SF.
 - Elimination of the maximum building coverage standards for the rear half of the lot.
 - An increase in the maximum building height from 2.5 stories to three stories
 - Reduction in the minimum side corner yard standard from 15' to 10'

ITEM SUMMARY: The applicant is seeking a rezoning of +/- 224 acres. The applicant is proposing a design concept that will involve the integration of a mix of zonings and uses to create a unique planned community where residents can live, shop and play accessing amenities and shopping by means of a connected trail/sidewalk system. The applicant is proposing to introduce multiple elements into a large multi-zoned planned development. The proposed development will include:

1. Professional and retail shops;
2. Live/work mixed use dwelling/retail units;
3. Mix of residential development integrating single family detached, attached, and multi-family uses into a single planned community; and
4. Trails, open space and pocket parks dispersed throughout the development.

The applicant has requested numerous changes to conventional zoning to achieve this unique design more completely summarized in the staff recommendation. These changes include:

1. Additional uses integrated into the conventional General Retail District – such as vertical mixed use, multifamily uses, outdoor theatre, mini-storage warehouses, and restaurants and bars.
2. Changes to dimensional standards related the Single Family Detached Dwelling-3 (SFA-3) Single Family Dwelling-3 (SF-3) calling for the following:
 - Reduction in the minimum lot area;
 - Reduction in the minimum lot depth;
 - Elimination of the maximum building coverage standards for the rear half of the lot;
 - An increase in the maximum building height; and
 - Reduction in the minimum side corner yard standard.

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 will address planned development review criteria by addressing the following:

1. The Planned Development rezoning is being considered in tandem with a master preliminary plat. Proposed streets and utility infrastructure will be constructed in conformance with the Design and Development Standards Manual. The applicant has requested no exceptions to street or utility provision standards.
2. The applicant is proposing a mixed-use higher density development project designed to provide opportunities for residents to access amenities and entertainment opportunities close to where they live - conceptually eliminating the number of automobile trips to destination points around the city. Drainage and other environmental impacts will be reviewed as part of the platting process and the applicant will be required to address any concerns related to the impact of the project to the surrounding properties.
3. This area is characterized by the placement of similar uses on adjacent properties. The immediate area provides a mix of uses to include residential (varying densities), retail, office, public institutional (schools) and recreations uses. The applicant is proposing similar uses with the introduction of only a few (limited) new elements – attached dwellings and vertical mixed use – although multi-family uses are present on adjacent properties.

4. The applicant has proposed an interconnected network of trails and sidewalks that will allow safe pedestrian passage between retail, residential and recreational uses to include the future 250 acre city park – Crossroads Community Park - to the northeast of the proposed development.
5. Parking and circulation for emergency vehicle response access has been addressed in the preliminary master plat and will be further reviewed in the final platting process. Parking and loading concerns will be addressed with the building permits and related site plans.
6. All proposed streets will be constructed in compliance city codes and reflect consistency with proposed alignments and classifications identified in the City Thoroughfare Plan.
7. The proposed Planned Development integrates open space with retail and residential of varying intensities. The applicant has proposed to exceed both the residential landscaping standards and the residential/ non-residential buffering standards to ensure appropriate transitions and adequate open space.
8. The applicant has provided trails and sidewalks to ensure pedestrian access to pocket parks, greenspaces and the proposed 250 acre Crossroads Community Park.
9. The subject site is served my multiple water and sewer lines. The proposed utility layout has been reviewed as part of the preliminary platting process and the final platting process.

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	Suburban Residential; Suburban Commercial; Business Park	AG; LI; GR	Undeveloped
North	Agricultural/Rural	AG; O-2; SF-3	Undeveloped, Residential
South	Public Institutional; Suburban Commercial; Auto- Urban Residential	GR; SF-2; MF-2; AG	Office, Multi-family, Retail
East	Parks/Open Space; Business Park; Suburban Residential; Suburban Commercial	LI; AG	Residential; Future Community Park
West	Suburban Residential; Suburban Commercial	SF-2; AG	Undeveloped; School

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)	Partial
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
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CP = Comprehensive Plan STP = Sidewalk and Trails Plan

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

Due to the size of the tract, the subject property is falls within multiple future land use character areas to include: **Suburban Residential, Suburban Commercial, and Business Park**. Suburban Residential is the dominant future land use identified for this site. The *Choices '08* City of Temple Comprehensive Plan states that the Suburban Residential character district is suited for mid-sized single family lots, allowing for greater separation between dwellings and more emphasis on green spaces versus streets and driveways. The lot size may be reduced in developments that make corresponding increases in open space on the site to maintain the suburban character. The predominant density proposed by the developer is the most dense single family detached lot size identified in the Unified Development Code. Other housing types proposed include attached housing and patio homes consistent with the SF-3 and SFA-3 zoning district. Additionally, the applicant has asked for several adjustments in the dimensional standards for both districts. Although this intensity is greater than what is prescribed for this character area, the unique design elements combined with pocket parks, an integrated trail system and proposed connections to the anticipated 250 acre Crossroad Community park (northeast of the development) provide an opportunity to create a unique walkable setting where residents can enjoy opportunities to live, shop and play in one integrated community. While not completely compliant with the Future Land Use Map this use is compatible with surrounding similar uses. Staff recommends amending the Future land Use Map to accommodate this unique development opportunity. The areas identified as Suburban Commercial and Business Park are compatible with the proposing rezoning which calls for retail and light industrial/retail uses in those respective areas.

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

The subject property is bounded by the following streets: N. Pea Ridge Rd, Prairie View Rd, Stonehollow Dr; Westfield Blvd; and Hilliard Rd. The following roads have been identified in the Future Thoroughfare Plan Map and have been identified on in the corresponding plat where additional right-of way has been requested where needed.

- Stonehollow Drive- Proposed Collector
- N. Pea Ridge Road- Proposed Collector
- Prairie View Road-Proposed Minor Arterial
- Westfield Blvd- Proposed Minor Arterial

A local Connector has been identified along Stonehollow Drive and a Community-Wide Connector has been identified along Westfield Boulevard. Both trail segments have been identified on the corresponding plat. A note has been provided on the plat indicating that sidewalks will be place on Stonehollow Drive, N. Pea Ridge Road, Prairie View Road, and Westfield Blvd. A minimum 4' sidewalk is required on collector roads and a 6' sidewalks is required along arterials.

Availability of Public Facilities (CP Goal 4.1)

Sanitary sewer is available to the subject property through multiple existing 8" sewer lines provided along Stonehollow Drive, Prairie Lark Drive and along the south property boundary. Multiple water lines area available on the north south, east and west boundaries.

DEVELOPMENT REGULATIONS: The development site plan will provide the development and dimensional standards for this development. Except where otherwise provided the dimensional standards identified for the base zoning district shall be followed.

PUBLIC NOTICE: 41 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 Tuesday May 13, 2015, 15 notices have been returned in favor of the proposed rezoning and 2 notices have been returned in opposition to the proposed rezoning. The newspaper printed notice of the public hearing on May 7, 2015, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

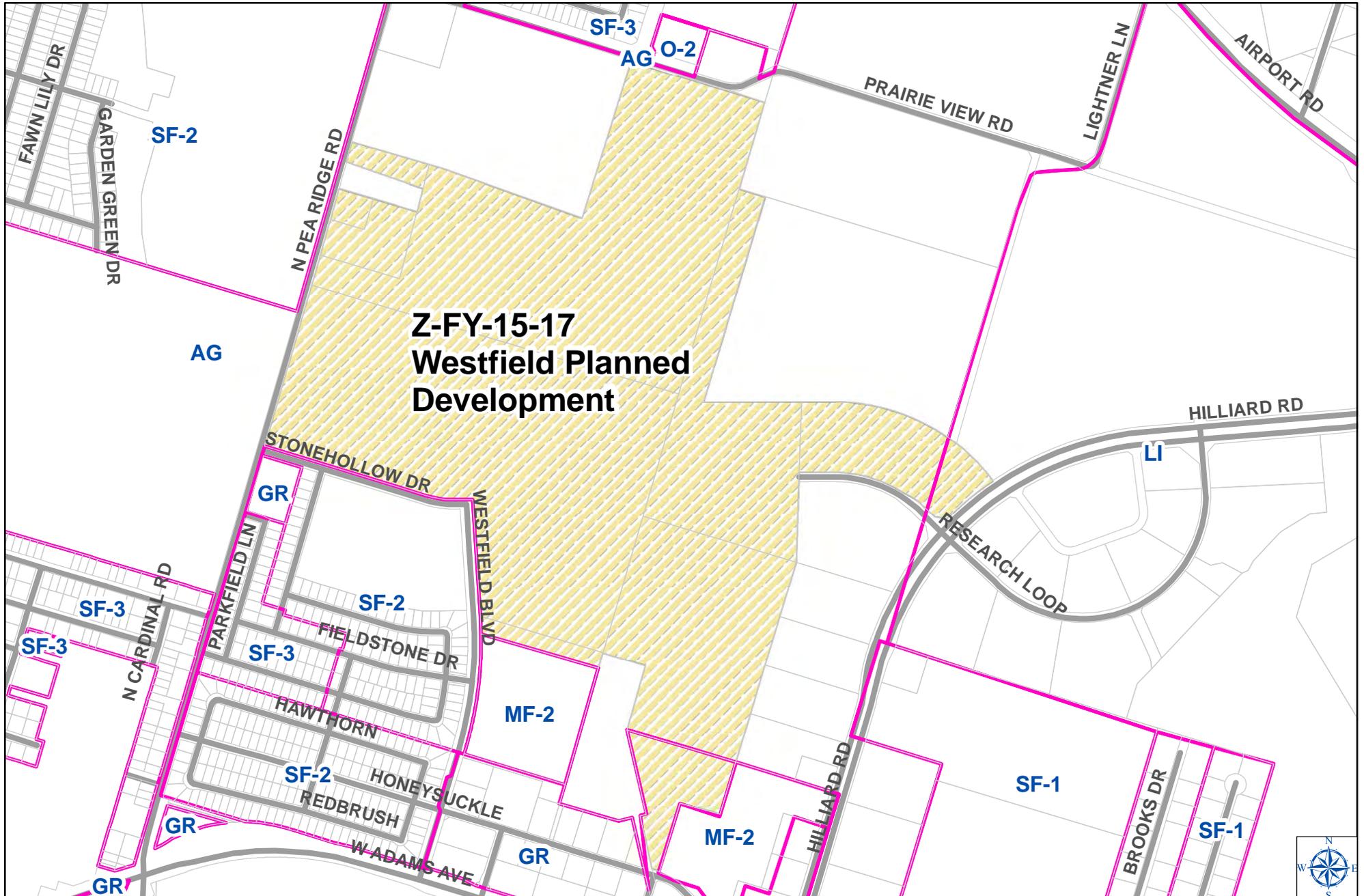
Zoning & Location Map
Site and Surrounding Property Photos
Development Site Plan
Westfield Master Preliminary Plat
Future Land Use and Character Map
Localized area of the Thoroughfare & Trails Plan (combined)
Utility Map
Notification Map
Zoning Summary Table
Returned Property Owner Notices



Z-FY-15-17

Zoning and Location Map

Location: Multiple Tracts Bordering:
N. Pea Ridge Rd; Prairie View Rd;
Stonehollow Dr; Westfield Blvd; and Hilliard Rd.



Zoning
 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.

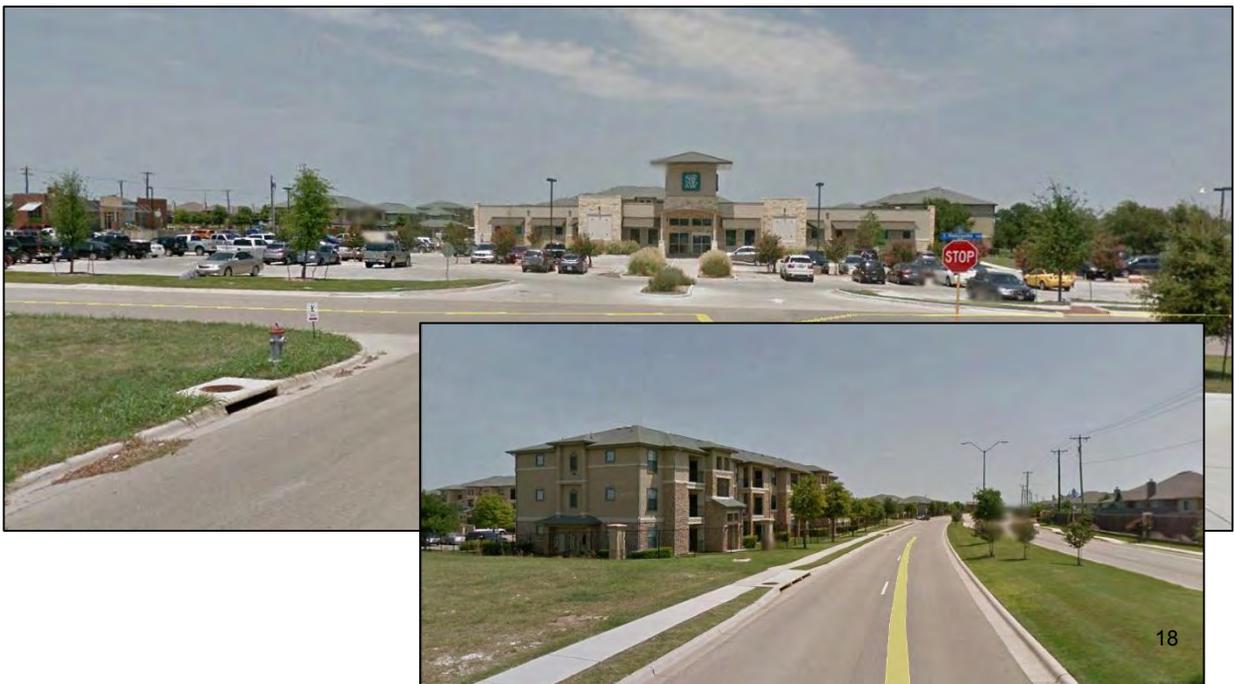
Subject Property: Location: Mutliple Tracts Bordering:
N. Pea Ridge Rd; Prairie View Rd;
Stonehollow Dr; Westfield Blvd; and Hilliard Rd.



Property to the North



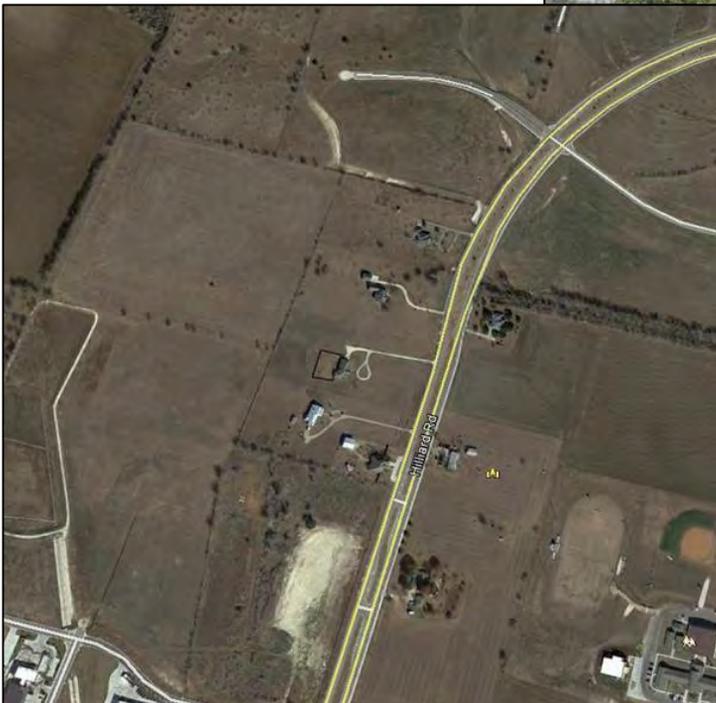
Property to the South



Property to the West



Property to the East





	PARK ACRES	
	PARK LAND/OPEN SPACE	TOTAL ACRES
TRACT "A"	0.183 AC	0.183 AC
TRACT "B"	0.396 AC	0.396 AC
TRACT "C"	0.385 AC	0.385 AC
TRACT "D"	0.459 AC	0.459 AC
TRACT "E"	0.735 AC	0.735 AC
TRACT "F"	0.179 AC	0.179 AC
TRACT "G"	1.020 AC	0.186 AC
TRACT "H"	2.466 AC	0.350 AC
TRACT "I"	0.150 AC	10.668 AC
TRACT "J"	0.150 AC	13.154 AC
TRACT "L"	0.839 AC	0.150 AC
TRACT "M"	0.500 AC	0.839 AC
TRACT "W"	0.500 AC	0.500 AC
TOTAL	7.332 AC	11.204 AC
		18.536 AC

- PD-SF-3**
 - CORNER LOT SIDE STREET 10'
- PD-GR**
 - Food Trucks
 - Farmers Market
 - On Site Premise Alcohol consumption all A, B, and C.
 - Outdoor Theater
 - Vertical Mixed use
 - MF

- PD-GRI**
 - Mini Warehouse
- PD-SFA-3**
 - Corner Lot Side Street 10'

ZONING MAP FOR:
**MASTER PRELIMINARY OF
 WESTFIELD**



FILE NO.	12949-D
JOB NO.:	13-732
FB/LB: DATA COL.	
DATE: September 26, 2014	
DRN. BY: JFBII	
REF:	
SHEET 1 OF 1	
COMPUTER NO. 13-732	
DWG. NO. 13-732	

MASTER PRELIMINARY OF
 WESTFIELD

DEVELOPED BY:
 KIELLA LAND INVESTMENTS, LTD.
 P.O. BOX 1344
 TEMPLE, TEXAS 76503

FIRM # - 1658

ENGINEERING • PLANNING • SURVEYING
 CONSTRUCTION MANAGEMENT

TURLEY ASSOCIATES, INC.

301 N. 3rd ST. TEMPLE, TEXAS 76501 (254) 773-2400
 E-MAIL: mail@turley-inc.com (254) 773-3998

STATE OF TEXAS
COUNTY OF BELL

KNOW ALL MEN BY THESE PRESENTS, THAT KIELLA LAND INVESTMENTS, LTD., TEM-TEX INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP, AND JAMES F. CLAWSON OWNERS OF THE LAND SHOWN ON THIS PLAN AND DESIGNATED HEREIN AS MASTER PRELIMINARY OF WESTFIELD, A SUBDIVISION IN THE CITY OF TEMPLE, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

KIELLA LAND INVESTMENTS MANAGEMENT, LLC
GENERAL PARTNER OF KIELLA LAND INVESTMENTS, LTD

JOHN KIELLA

TEM-TEX INVESTMENTS, LTD., A TEXAS LIMITED PARTNERSHIP
PATLA, L.C. GENERAL PARTNER

JOHN KIELLA

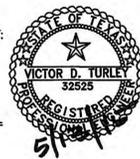
JAMES F. CLAWSON

JAMES F. CLAWSON

STATE OF TEXAS
COUNTY OF BELL

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY, THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PRELIMINARY PLAN:

Victor D. Turley
VICTOR D. TURLEY
NO. 32525



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 PLAN 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 WERE CORRECTLY SHOWN THEREON.

STATE OF TEXAS
COUNTY OF BELL



MICHAEL E. ALVIS, R.P.L.S.
NO. 5402

PRELIMINARY PLAN FOR INSPECTION PURPOSES ONLY

BEING A SUBDIVISION OUT OF AND A PART OF THE BALDWIN ROBERTSON SURVEY, ABSTRACT No. 17, AND IN THE NANCY CHANCE SURVEY, ABSTRACT No. 5 BOTH IN BELL COUNTY, TEXAS.

DATED THIS _____ DAY OF _____, 2015.

APPROVED FOR FINAL PREPARATION OF FINAL PLAN:

CHAIRMAN, PLANNING AND ZONING COMMISSION

STATE OF TEXAS
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
THE _____ DAY OF _____, 2015 BY JOHN KIELLA.

NOTARY PUBLIC

STATE OF TEXAS
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
THE _____ DAY OF _____, 2015 BY JOHN KIELLA.

NOTARY PUBLIC

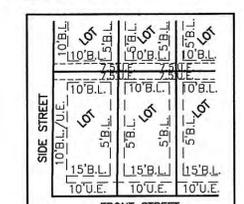
STATE OF TEXAS
COUNTY OF BELL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
THE _____ DAY OF _____, 2015 BY JAMES F. CLAWSON.

NOTARY PUBLIC

LINE	LENGTH	BEARING
L1	99.24	S73°52'31"E
L2	60.00	S72°45'27"E
L3	10.00	S17°22'08"W
L4	80.26	N80°48'02"W
L5	71.57	N44°54'39"W
L6	104.78	N61°06'02"W
L7	53.00	N73°21'14"W
L8	40.87	N73°04'54"E
L9	101.81	S15°57'57"W
L10	112.22	S88°48'55"W
L11	154.74	N14°27'53"E
L12	133.52	N15°24'10"E

Curve #	Length	Radius	Chord Distance	Chord Length
C1	1170.04	1284.03	S82°20'29"E	1134.71
C2	360.48	2070.00	S50°23'29"W	359.91
C3	104.36	841.44	N48°23'22"W	104.92
C4	451.06	831.44	N74°45'04"W	445.55
C5	110.73	2497.00	N62°23'27"W	110.72
C6	450.27	1057.00	N67°07'30"W	450.27
C7	190.68	600.68	N62°07'27"W	189.68



TYPICAL BUILDING SETBACK LINES

NOTES:

- WESTFIELD IS NOT WITHIN THE 100-YEAR FLOOD BOUNDARY PER F.E.M.A. FEDERAL INSURANCE RATE MAP No. 48027C0170E AND MAP No. 48027C0335E DATED SEPTEMBER 26, 2008.
- SIDEWALKS MINIMUM 4' WIDE ON ONE SIDE REQUIRED ALONG STONEHOLLOW, N. PEA RIDGE, WESTFIELD, AND PRAIRIE VIEW ROAD.

MINIMUM FINISH FLOOR ELEVATIONS SHALL BE 1 FOOT ABOVE THE 100-YEAR FLOOD INUNDATION LEVEL.

**ALL BOUNDARY CORNERS ARE 1/2" IRON ROD WITH CAP MARKED "RPLS 2475" SET UNLESS NOTED OTHERWISE.

TRACT SURVEYED SEPTEMBER 26, 2014



INDEX SHEET for: MASTER PRELIMINARY OF WESTFIELD

BEING A REPLAT OF LOT 1, BLOCK 2 WESTFIELD DEVELOPMENT PHASE V
748 Lots, 32 Blocks

- | | | |
|---------------------|---------------------|---------------------|
| LOTS 1-12, BLOCK 1 | LOTS 1-52, BLOCK 11 | LOTS 1-25, BLOCK 21 |
| LOTS 1-12, BLOCK 2 | LOTS 1-22, BLOCK 12 | LOTS 1-90, BLOCK 22 |
| LOTS 1-15, BLOCK 3 | LOTS 1-22, BLOCK 13 | LOTS 1-9, BLOCK 23 |
| LOTS 1-10, BLOCK 4 | LOTS 1-33, BLOCK 14 | LOTS 1-64, BLOCK 24 |
| LOTS 1-37, BLOCK 5 | LOTS 1-27, BLOCK 15 | LOTS 1-13, BLOCK 25 |
| LOTS 1-16, BLOCK 6 | LOTS 1-47, BLOCK 16 | LOTS 1-14, BLOCK 26 |
| LOTS 1-31, BLOCK 7 | LOTS 1-10, BLOCK 17 | LOT 1, BLOCK 27 |
| LOTS 1-28, BLOCK 8 | LOTS 1-21, BLOCK 18 | LOT 1, BLOCK 28 |
| LOTS 1-33, BLOCK 9 | LOTS 1-52, BLOCK 19 | LOT 1, BLOCK 29 |
| LOTS 1-25, BLOCK 10 | LOTS 1-22, BLOCK 20 | LOT 1, BLOCK 30 |
| | | LOT 1, BLOCK 31 |
| | | LOT 1, BLOCK 32 |

- TRACT A - 0.183 acres HOA
 TRACT B - 0.396 acres HOA
 TRACT C - 0.385 acres HOA
 TRACT D - 0.459 acres HOA
 TRACT E - 0.735 acres HOA
 TRACT F - 0.179 acres HOA
 TRACT G - 0.186 acres HOA D.E.
 TRACT H - 1.370 acres HOA U.E./D.E.
 TRACT I - 13.154 acres COI
 TRACT J - 0.150 acres HOA
 TRACT K - 0.409 acres To Be Dedicated to C.O.T. for future R.O.W.
 TRACT L - 0.839 acres HOA U.E./D.E.
 TRACT M - 0.500 acres HOA

224.549 ACRES

BEING A SUBDIVISION OUT OF AND A PART OF BALDWIN ROBERTSON SURVEY, ABSTRACT#17, AND THE NANCY CHANCE SURVEY, ABSTRACT#5 CITY OF TEMPLE, BELL COUNTY, TEXAS

224.549 ACRES MORE FULLY DESCRIBED BY METES & BOUNDS BY SEPARATE FIELD NOTES PREPARED AND ATTACHED TO THE APPLICATION FOR PLAT APPROVAL

ENGINEERING • PLANNING • SURVEYING
CONSTRUCTION MANAGEMENT

TURLEY ASSOCIATES, INC.

301 N. 3rd ST.
TEMPLE, TEXAS 76501
E-MAIL: mail@turley-inc.com

FIRM # - 1658

(254) 773-2400
(254) 773-3998

- INDEX SHEET for:
MASTER PRELIMINARY OF
WESTFIELD
- BALDWIN ROBERTSON SURVEY, ABSTRACT#17
NANCY CHANCE SURVEY, ABSTRACT#5
CITY OF TEMPLE, BELL COUNTY, TEXAS
- DEVELOPED BY:
KIELLA DEVELOPMENT, INC.
P.O. BOX 1344
TEMPLE, TEXAS 76503
- Sheet 1 Index
 Sheet 2 Preliminary Plat
 Sheet 3 Preliminary Plat
 Sheet 4 Preliminary Plat
 Sheet 5 Preliminary Plat
 Sheet 6 Preliminary Plat
 Sheet 7 Preliminary Plat
 Sheet 8 Preliminary Plat
 Sheet 9 Utility Plan
 Sheet 10 Utility Plan
 Sheet 11 Utility Plan
 Sheet 12 Utility Plan
 Sheet 13 Utility Plan
 Sheet 14 Utility Plan
 Sheet 15 Drainage Post Development
 Sheet 16 Drainage Post Development Calcs.
 Sheet 17 Drainage Post Development Calcs.
 Sheet 18 Drainage Pre Development SCS
 Sheet 19 Drainage Post Development SCS
 Sheet 20 Green Space/Sidewalk/Entrance Detail
 Sheet 21 Green Space/Sidewalk/Entrance Detail
 Sheet 22 Green Space/Sidewalk/Entrance Detail

REVISIONS
JFBI CITY COMMENTS 5/12/16

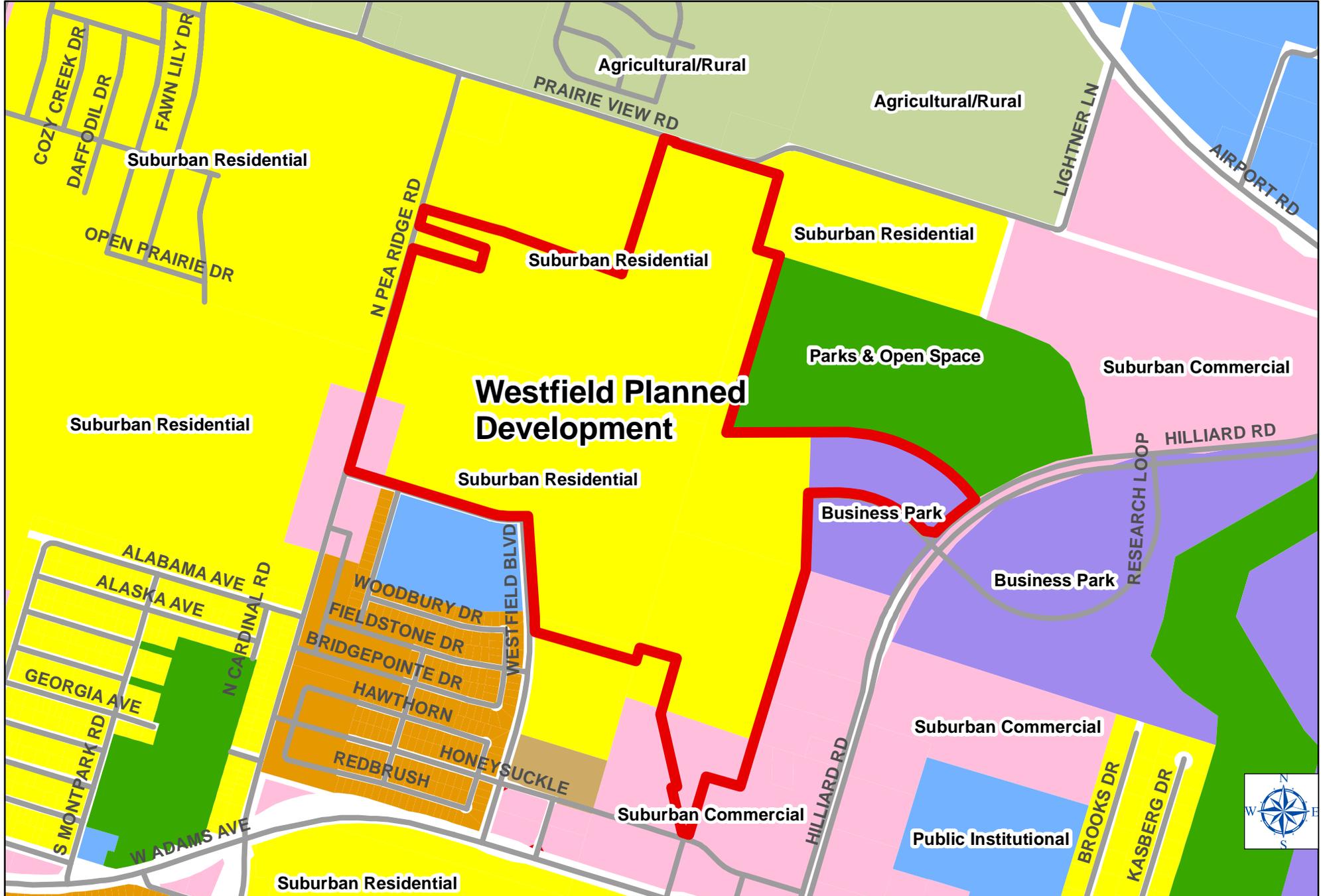
DATE: September 26, 2014
DRN. BY: JFBI
JOB NO.: 13-732
SHEET 1 OF 22
COMPUTER DWG. NO. 13-732
12949-D
FILE NO.



Z-FY-15-17

Future Land Use Map

Location: Multiple Tracts Bordering:
N. Pea Ridge Rd; Prairie View Rd;
Stonehollow Dr; Westfield Blvd; and
Hilliard Rd.



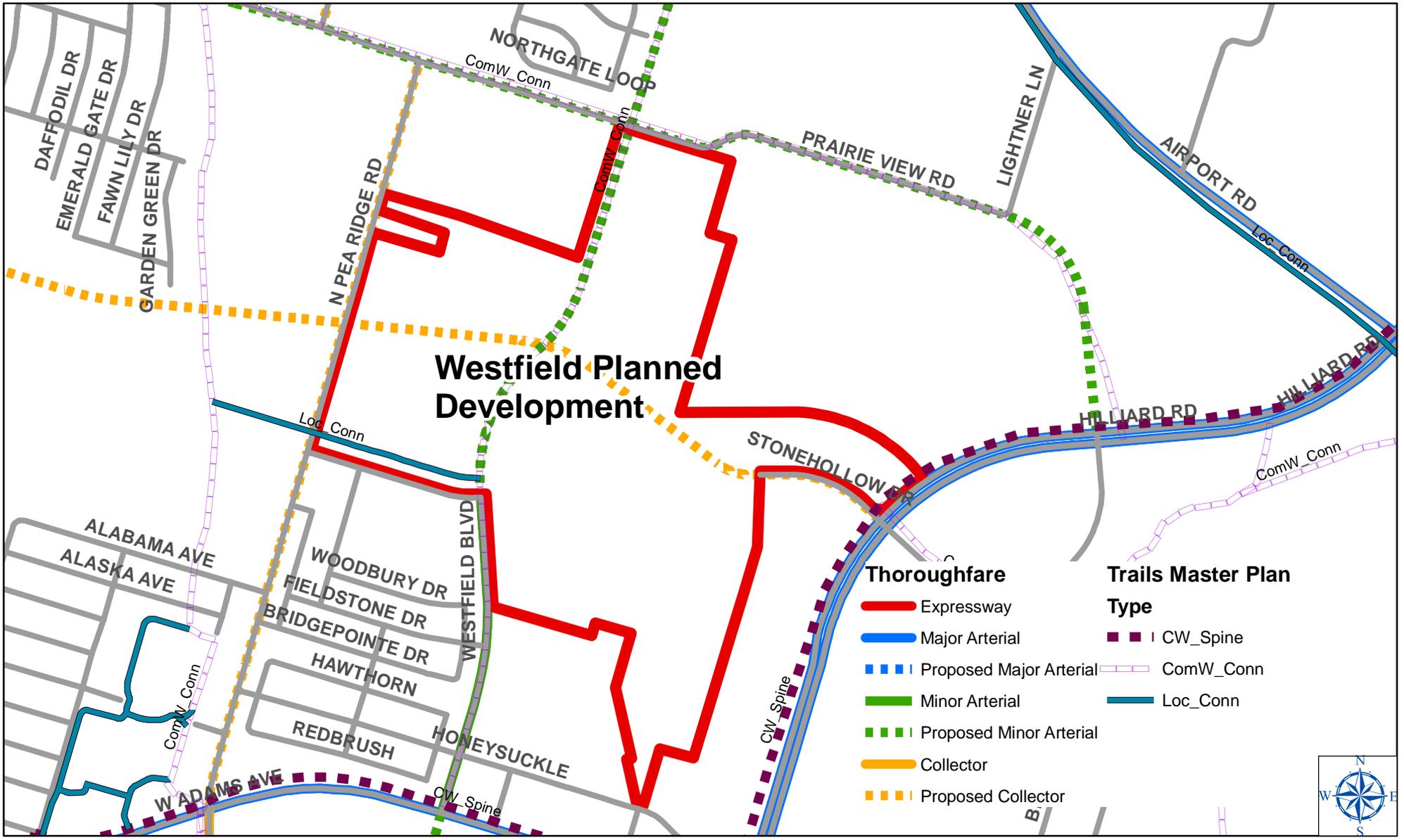
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



Z-FY-15-17

Trails Master Plan And Thoroughfare Plan

Location: Multiple Tracts Bordering:
N. Pea Ridge Rd; Prairie View Rd;
Stonehollow Dr; Westfield Blvd; and Hilliard Rd.



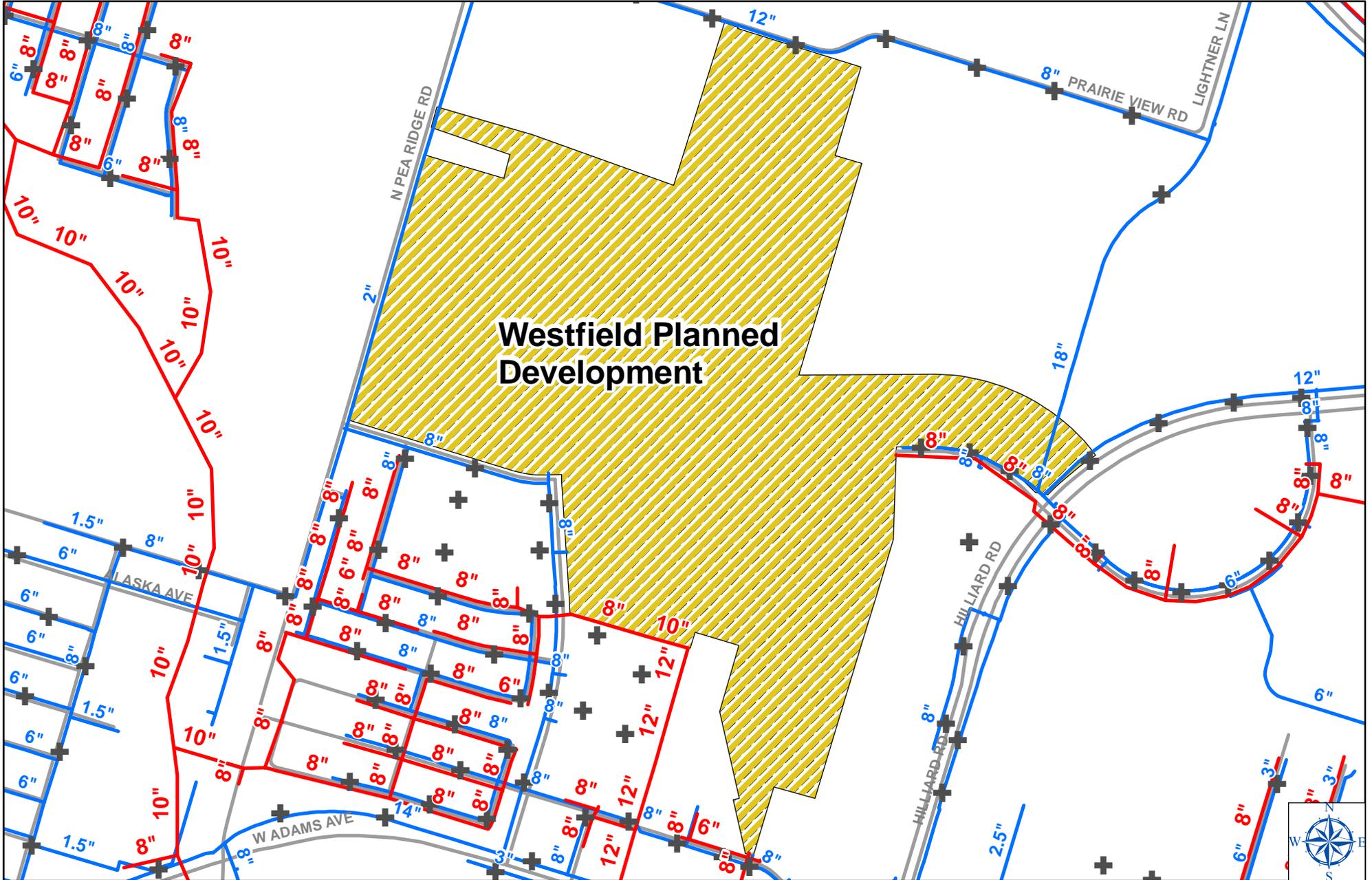
Case

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.



Utilities

Location: Multiple Tracts Bordering:
 N. Pea Ridge Rd; Prairie View Rd;
 Stonehollow Dr; Westfield Blvd; and Hilliard Rd.



Fire Hydrant
 Sewer Line
 Water Line

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-15-17

Notification Map and Aerial

Location: Multiple Tracts Bordering:
N. Pea Ridge Rd; Prairie View Rd;
Stonehollow Dr; Westfield Blvd; and Hilliard Rd.



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.

Westfield Master Development

Planned Development	Allowed Uses	UDC Limitations/Conditions to be waived	Prohibited Uses	Specific Standards/ Conditions
PD-GR	All uses permitted in General Retail	Section 7.7.4 Eliminating the required continuous buffering along the common boundary between nonresidential or multiple-family uses and agricultural or residential uses within PD-GR.	Asphalt or Concrete Batching Plant (temporary)	Section 7.7.4 Continuous buffering is required along the common boundary between nonresidential or multiple-family uses and an agricultural or residential zoning district within PD-GR. APPLICABLE Applicant has agreed to exceed buffering standard in accordance with Figure 1 See Figure 1
	Theater or Playhouse (open or drive-in)	Section 5.1: Use not allowed in GR - allowed by right in PD-GR		
	Farmers' Market	Section 5.6.2: General Requirements		Section 5.6.7: Farmers' Market- APPLICABLE
	Alcoholic Beverage Sales for on premise consumption: beer and wine only less than 75% revenue from alcohol	Section 5.3.15B: Distance requirements from church		Section 5.3.1 B Distance requirements from school or public hospital APPLICABLE
	Alcoholic Beverage Sales for on premise consumption: all alcoholic beverages 75% or more revenue	Section 5.3.15C: Distance requirements from church		Section 5.3.1 B Distance requirements from school or public hospital APPLICABLE Requires a CUP in GR
	Alcoholic Beverage Sales for on premise consumption: all alcoholic beverages more than 50% and less than 75% revenue	Section 5.3.15B: Distance requirements from church		Section 5.3.1 B Distance requirements from school or public hospital APPLICABLE Requires a CUP in GR

Planned Development	Allowed Uses	UDC Limitations/Conditions to be waived	Prohibited Uses	Specific Standards/ Conditions
	Vertical Mixed Use (Multi-family)	See Multi-family Section 5.1: Use not allowed in GR - allowed by right in PD-GR		Section 5.3.3 Yard Requirements APPLICABLE
	Multi-family Residential MF-3	Section 5.1: Use not allowed in GR - allowed by right in PD-GR		Section 5.3.3 Yard Requirements APPLICABLE
PD-GR1	All uses allowed in General Retail	Section 7.7.4 Eliminating the required continuous buffering along the common boundary between nonresidential or multiple-family uses and agricultural or residential uses within PD-GR1	Asphalt or Concrete Batching Plant (temporary)	Section 7.7.4 Continuous buffering is required along the common boundary between nonresidential or multiple-family uses and an agricultural or residential zoning district within PD-GR1. APPLICABLE Applicant has agreed to exceed buffering standard in accordance with Figure 1 See Figure 1
	Mini-Storage Warehouses	Section 5.1: Use not allowed in GR - allowed by right in PD-GR		Section 5.3.8 - Limits to 2,000 Cubic feet per unit APPLICABLE
PD-SF3	Single Family Detached Dwelling	Section 4.5.1 – <ul style="list-style-type: none"> Reduce Min Side (Corner) yard setback from 15' to 10' Eliminate maximum building coverage for rear half of the lot from 50% to 0% 		Applicant has agreed to exceed the city's residential landscape standards through the provision of the following: <ul style="list-style-type: none"> Fully sodded lots – exclusive of driveways, walks, patios, swimming pools, and landscaped beds; 3 shrubs in accordance with Section 7.4.5C One large canopy tree
PD-SFA-3	Single Family Detached Dwelling	Section 4.5.1 – <ul style="list-style-type: none"> Min. Lot Area- from 2,300SF to 2,000SF Min. Lot Depth from 100' to 90' 		Applicant has agreed to exceed the city's residential landscape standards through the provision of the following:

Planned Development	Allowed Uses	UDC Limitations/Conditions to be waived	Prohibited Uses	Specific Standards/ Conditions
		<ul style="list-style-type: none"> • Min. Side Corner Yard from 15' to 10' • Max. Building Coverage for rear half of lot from 50% • Max height from 2.5 stories to 3 stories 		<ul style="list-style-type: none"> • Fully sodded lots – exclusive of driveways, walks, patios, swimming pools, and landscaped beds; • 3 shrubs in accordance with Section 7.4.5C • One large canopy tree
	Single Family Attached Dwelling	<p>Section 4.5.2 –</p> <ul style="list-style-type: none"> • Min. Lot Area- from 2,300SF to 2,000SF • Min. Lot Depth from 100' to 90' • Min. Side Corner Yard from 15' to 10' • Max. Building Coverage for rear half of lot from 50% to 0% • Max height from 2.5 stories to 3 stories 		
	Patio Home	<p>Section 4.5.3</p> <ul style="list-style-type: none"> • Min. Lot Area- from 2,300SF to 2000SF • Min. Side Corner Yard from 15' to 10' • Max. Building Coverage for rear half of lot from 50% to 0% • Max height from 2.5 stories to 3 stories 		

Figure I

MINIMUM BUFFERYARD STANDARDS

Type	Minimum Width	Minimum Planting per 100 feet*
I**	30 feet	<ul style="list-style-type: none">• 3 canopy trees;• 10 small trees; (50% evergreen)• 14 supplemental shrubs (50% evergreen)
II**	20 feet	<ul style="list-style-type: none">• 3 canopy trees;• 13 small trees; (50% evergreen)• 16 supplemental shrubs (100% evergreen)
III**	15 feet	<ul style="list-style-type: none">• 3 canopy trees; (100% evergreen)• 16 small trees; (75% evergreen)• 18 supplemental shrubs (100% evergreen)

*The required landscaping may be reduced by 30% when used in a combination with a decorative fence that is a minimum of 6 feet in height; constructed of wood, wrought iron or galvanized ornamental steel; and located behind the landscaped area.

** All planting shall be in conformance with planting standards located in **Section 7.4: Landscaping**



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

Tem-Tex Investments Ltd
P.O. Box 1344
Temple, Texas 76503-1344

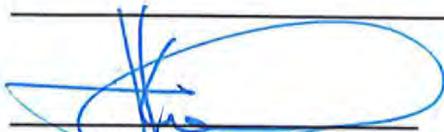
Zoning Application Number: Z-FY-15-17 **Project Manager:** Beverly Mesa-Zendt

Location: Area bordering North Pea Ridge Road, Prairie View Road, Stonehollow Drive,
Westfield Boulevard, and Hilliard Road.

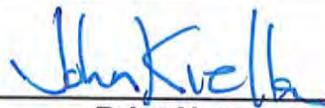
The proposed rezoning is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice,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

I recommend approval () denial of this request.

Comments:



Signature



Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than May 18, 2015.

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

RECEIVED

MAY 14 2015

City of Temple
Planning & Development

Number of Notices Mailed: 41

Date Mailed: May 7, 2015



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

Kiella Land Investments Ltd
P.O. Box 1344
Temple, Texas 76503-1344

Zoning Application Number: Z-FY-15-17 **Project Manager:** Beverly Mesa-Zendt

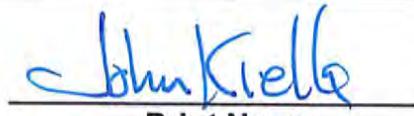
Location: Area bordering North Pea Ridge Road, Prairie View Road, Stonehollow Drive,
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Comments:


Signature


Print Name

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

RECEIVED
MAY 14 2015
City of Temple
Planning & Development

Number of Notices Mailed: 41

Date Mailed: May 7, 2015

***If you own multiple properties within 200 feet of the requested change, see attached listing.**



Properties within the 200 Feet of Requested Rezoning

Kiella Land Investments Ltd					
#	Subdivision	Lot	Block	Address	City
1	Outblock 2963-A, City of Temple Addition	-	-	7619 Prairie View Road	Temple, Texas 76502
2	Outblock 2065-B, City of Temple Addition	-	-	500 Westfield Blvd	Temple, Texas 76502
3	Outblock 1100-B, City of Temple Addition	-	-	7100 Stonehollow Drive	Temple, Texas 76502
4	Westfield Development Phase V	W Pt of 1	2	7050 Stonehollow Drive	Temple, Texas 76502

Zoning Application Number: Z-FY-15-17

Project Manager: Beverly Mesa-Zendt



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

West Tanglefoot Development Inc
P.O. Box 1344
Temple, Texas 76503-1344

Zoning Application Number: Z-FY-15-17 **Project Manager:** Beverly Mesa-Zendt

Location: Area bordering North Pea Ridge Road, Prairie View Road, Stonehollow Drive,
Westfield Boulevard, and Hilliard Road.

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:


Signature

Ronny Mikosk
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than May 18, 2015.

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

RECEIVED
MAY 14 2015
City of Temple
Planning & Development

Number of Notices Mailed: 46

Date Mailed: May 7, 2012

***If you own multiple properties within 200 feet of the requested change, see attached listing.**



Properties within the 200 Feet of Requested Rezoning

West Tanglefoot Development Inc.					
#	Subdivision	Lot	Block	Address	City
1	North Gate Addition, Section 1	9	1	1501 Hillside Drive	Temple, Texas 76502
	North Gate Addition, Section 1	10	1	7701 Northgate Loop	Temple, Texas 76502
2	North Gate Addition, Section 1	11	1	7705 Northgate Loop	Temple, Texas 76502

Zoning Application Number: Z-FY-15-17

Project Manager: Beverly Mesa-Zendt



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

Kiella Development Inc.
P.O. Box 1344
Temple, Texas 76503-1344

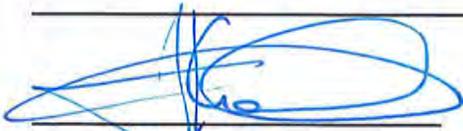
Zoning Application Number: Z-FY-15-17 **Project Manager:** Beverly Mesa-Zendt

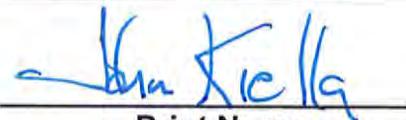
Location: Area bordering North Pea Ridge Road, Prairie View Road, Stonehollow Drive, Westfield Boulevard, and Hilliard Road.

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:


Signature


Print Name

Please mail or hand-deliver this comment form to the address shown below **no later than May 18, 2015.**

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

RECEIVED
MAY 14 2015
City of Temple
Planning & Development

Number of Notices Mailed: 41

Date Mailed: May 7, 2015

***If you own multiple properties within 200 feet of the requested change, see attached listing.**



**Properties within the 200 Feet of Requested
Rezoning**

Kiella Development Inc.					
#	Subdivision	Lot	Block	Address	City
1	Westfield Development Phase IX	4	1	7348 Honeysuckle Drive	Temple, Texas 76502
2	Westfield Development Phase IX	5	1	7290 Honeysuckle Drive	Temple, Texas 76502
3	Westfield Development Phase VIII	29	14	651 N Pea Ridge Road	Temple, Texas 76502

Zoning Application Number: Z-FY-15-17

Project Manager: Beverly Mesa-Zendt



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

Short Line LLC
15 North Main Street
Temple, Texas 76502

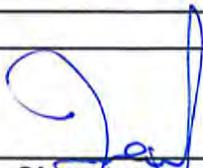
Zoning Application Number: Z-FY-15-17 **Project Manager:** Beverly Mesa-Zendt

Location: Area bordering North Pea Ridge Road, Prairie View Road, Stonehollow Drive,
Westfield Boulevard, and Hilliard Road.

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:



Signature

Thomas C Baird

Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than May 18, 2015.

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

RECEIVED
MAY 14 2015
City of Temple
Planning & Development

Number of Notices Mailed: 41

Date Mailed: May 7, 2015



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

Short-Term Lending GP Inc.
15 North Main Street
Temple, Texas 76501

Zoning Application Number: Z-FY-15-17 **Project Manager:** Beverly Mesa-Zendt

Location: Area bordering North Pea Ridge Road, Prairie View Road, Stonehollow Drive,
Westfield Boulevard, and Hilliard Road.

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.

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

Comments:

Signature

Thomas C Baird

Print Name

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City of Temple
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Room 102
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Temple, Texas 76501

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

Hilliard Corner Partners Ltd
620 East Southlake Blvd
Southlake, Texas 76092

Zoning Application Number: Z-FY-15-17 **Project Manager:** Beverly Mesa-Zendt

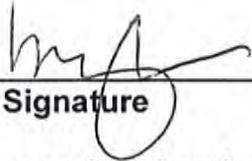
Location: Area bordering North Pea Ridge Road, Prairie View Road, Stonehollow Drive,
Westfield Boulevard, and Hilliard Road.

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I recommend () approval denial of this request.

Comments:

Hilliard Corner Partners, Ltd and Hilliard Corner Retail, LLC,
(who appears should have been noticed but was not) supports all
proposals under this application except the CUP for alcohol
sales greater than 75%. We do not support that CUP;
however, we will support a CUP for alcohol sales of 50%
or less if applicant is willing to change their
application to that.



Signature

Brenna A. Wadleigh

Print Name

**Please mail or hand-deliver this comment form to the address shown below, no later than
May 18, 2015.**

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

Number of Notices Mailed: 41

Date Mailed: May 7, 2015



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

Robert H. Schlieker
616 Hilliard Road
Temple, Texas 76504

Zoning Application Number: Z-FY-15-17 **Project Manager:** Beverly Mesa-Zendt

Location: Area bordering North Pea Ridge Road, Prairie View Road, Stonehollow Drive,
Westfield Boulevard, and Hilliard Road.

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 "CUP" part would allow various Business
type operations at the back of my property.
Houses OK, no problem.

Robert Schlieker
Signature

Robert Schlieker
Print Name
616 Hilliard Rd

Please mail or hand-deliver this comment form to the address shown below, no later than May 18, 2015.

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

Number of Notices Mailed: 41

Date Mailed: May 7, 2015



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

05/18/15
Item #3
Regular Agenda

APPLICANT: Will Morris, Morris Partner Ventures VI, LLC

CASE MANAGER: Brian Chandler, Director of Planning

ITEM DESCRIPTION: PUBLIC HEARING – Z-FY-15-18 – Hold a public hearing to consider and recommend action to amend Ordinance No. 2014-4689, for a TMED Planned Development District site plan review on 8.146 acres +/-, Lot 4, Block 1, Shoppes on the Hill Subdivision, located at 2510 South 31st Street, for a proposed apartment complex project.

STAFF RECOMMENDATION: Staff recommends approval of the eleven (11) Sec. 6.3 TMED T5-c exceptions associated with the Planned Development Site Plan, which has been determined to meet all of the Development Plan Review Criteria in Sec. 3.4.5, with the following condition:

- Oncor provides approval of the site plan, which includes a proposed detention pond/dog park, pool and parking either directly under or near an existing electrical transmission line

ITEM SUMMARY:

The applicant has requested approval of the following Sec. 6.3 TMED T5-c Code exceptions:

1. Sec. 6.3.5.D. (Building Configuration)
 - Building story height (14' required: 10' 6" proposed)
2. Sec. 6.3.6.E.1 (Specific Use Standards)
 - Uses are limited to a maximum gross floor area of 10,000 square feet (apartment units proposed within 5 different buildings that exceed the 10,000 square feet limitation)
3. Sec. 6.3.6.E.6 (Specific Use Standards)
 - Overhead doors are prohibited (proposed garages include overhead doors)
4. Sec. 6.3.6.E.12 (Specific Use Standards)
 - Allowing residential on the ground floor (T5-c prohibits apartments on 1st floor)
5. Sec. 6.3.8.G.4. (Alleys)
 - Alleys are not proposed (T5-c requires alleys)
6. Sec. 6.3.11.B.5. (Public Frontage: Type E)
 - Constructing a 6' sidewalk and 6' planting strip along Everton to the back-of-curb (4' sidewalk to the back-of-curb is proposed due to right-of-way and utility constraints)
 - Applicant has agreed to provide a 6' planting strip behind the 4' sidewalk where not in conflict with utilities
7. Sec. 6.3.13.D. (Building Design)
 - Roof pitch (5:12 required: 4:12 proposed)
8. Sec. 6.3.14 (Parking and Garage Standards)
 - Number of garage parking spaces (1 per 2 units required: 1 per 3.5 units proposed)
 - Garages are not permitted to front onto Public Right-of-Way (some garages are proposed to face S. 31st Street)
9. Sec. 6.3.15.E. (Private Property Common Area Standards)
 - Approximately 20,500 sf of Common Area is required
 - Applicant proposes at least 11,860 sf of Common Area: pool (2,100 sf); deck (7,055 sf); lawn (605 sf); additional green space north of pool (2,000 sf) and a fountain (100 sf)

- An estimated 8,000 sf dog park within the stormwater detention area is proposed but not included in the calculations
10. Sec. 6.3.16.B. (Permitted Sign Types)
- Monument Signs may be approved by Warrant only
11. Sec. 6.3.16.C. (Monument Sign)
- Sign Height (6' max monument sign requirements: propose a max height of 7' 6" to top of sign face to accommodate architectural design elements that may extend above 7' 6" and to accommodate grade changes)

The proposed project at 2510 S. 31st is the 2nd Phase of development associated with the Shoppes on the Hill PD-TMED T5-c adopted by City Council on October 16, 2014, which consists of 207 apartment units and amenities on 8.146 acres.

Traffic Signal at S. 31st Street

- A new traffic signal at the Shoppes on the Hill S. 31st Street and Scott and White emergency entrances has been approved by TXDOT, which is proposed to be installed late summer or early fall of 2015.

COMPLIANCE SUMMARY:

The project proposes to comply with the following sample of relevant standards:

1. Minimum Density/Residential Units per Acre (24 units per acre required)
2. Bike rack requirements
3. Minimum parking ratios and parking space dimensions
4. Access and connectivity standards related to driveway spacing and connection requirements
5. Sidewalks extending the entire length of the development's frontage on a public street
6. Sidewalks connecting to existing adjacent sidewalks
7. Selections from approved landscaping list
8. Irrigated landscaping for at least 15 percent of site
9. 80 percent maximum of impervious cover
10. Setback requirements
11. Screening of mechanical equipment and waste containers
12. Sidewalk connections to parking within the lot, to primary entrances of each residential building, to all associated outdoor amenities and to the perimeter street sidewalk system
13. Exterior finish materials and percentages
14. Street lights that are consistent with the TMED design guidelines
15. All proposed electric, telephone, and cable wires along the public street right-of-way underground

PLANNED DEVELOPMENT (UDC SEC. 3.4): A Planned development is 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 part of the Planned Development request, a Development Plan (Site Plan) is required for review and consideration by the Planning and Zoning Commission and City Council.

Development Plan Review Criteria (UDC Sec. 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 the following criteria:

- A. The plan complies with all provisions of the Design and Development standards manual, the UDC and other ordinances of the City,

- B. The environmental impact of the development relating to the preservation of existing natural resources of the surrounding properties and neighborhood is mitigated,
- C. The development is in harmony with the character, use and design of the surrounding area,
- D. Safe and efficient vehicular and pedestrian circulation systems are provided,
- E. Off-street parking and loading facilities are designed to ensure that all such spaces are useable and are safely and conveniently arranged, and
- 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.

Additional Standards (UDC Sec. 3.4.2C): 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, landscaping, property owners associations, open space, topography and screening.

Expiration (UDC Sec. 3.4.7): If no development has occurred on a Planned Development-zoned tract or lot within two years of the date of approval, the Planning and Zoning Commission and City Council may require a new public hearing to evaluate the appropriateness of the previously authorized Planned Development approval.

Design Review Committee (DRC): Per Sec. 3.4.2 (Planned Development) of the UDC, DRC must review the design elements of the required Development Plan (site plan) submittal for Planned Development Districts. DRC reviewed the proposed Development Plan at their May 7, 2015 meeting, at which time the following topics were discussed:

- Sidewalk requirements along Everton
- Type E frontage requirements
- Park fees and qualifying amenities
- Fire access
- Public utility easements

All questions by DRC members were adequately addressed with the exception of whether Oncor had given approval for the proposed improvements under or near an existing electrical transmission line. The applicant has indicated that Oncor will not conduct a formal review of the project until the grading plan has been submitted.

LAND USE: Some of the uses permitted by right in the T5-c district include, but are not limited to:

Residential uses

Single-Family (Attached)
Multi-family (with limitations)

Nonresidential uses

Assisted Living (with limitations)
Hospital
All Retail
Restaurant (no drive-through)
On-premise alcohol consumption (with a CUP)

Prohibited uses include Single-Family (Detached), all industrial and manufacturing uses, fuel sales.

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	Auto Urban Commercial	T5-c	Undeveloped
North	Suburban Commercial	T5-c	Undeveloped
South	Auto Urban Commercial	GR	Retail
East	TMED	SD-H (TMED)	BS&W Hospital
West	Auto Urban Commercial	T5-c	Retirement Community

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 site is designated as Auto Urban Commercial on the Comprehensive Plan's FLUP; therefore, the proposed development complies with the Plan. As part of the Planned Development, a site (development) plan (attached) is required to be submitted and reviewed by the Planning and Zoning Commission and City Council.

Thoroughfare Plan (CP Map 5.2)

- S. 31st Street (Major Arterial) – right-of-way width varies from 114' to 125', which exceeds the City's minimum standards for the classification (70')
- Everton Drive is classified as a Local Street

Availability of Public Facilities (CP Goal 4.1)

Existing 8-inch water and sanitary sewer lines exists in the south right-of-way of Scott Boulevard. Existing 6-inch, 8-inch, and 12-inch water lines exist in the west right-of-way of South 31st. Water will be provided through 8-inch water lines. Sewer will be provided through 8-inch, 10-inch, and 18-inch sanitary sewer lines. Storm sewer drainage will be carried through 18-inch and 24-inch reinforced concrete pipes (RCP).

Temple Trails Master Plan Map and Sidewalks Ordinance

According to Parks and Leisure Services, both required sidewalks (on 31st Street and Scott Blvd.) will serve the City's Citywide Trails Master Plan as part of a pedestrian network. Provided the trails / sidewalks meet the TMED requirements, the walks are seen as sufficient in meeting the Citywide Trails Master Plan requirements as well.

DEVELOPMENT REGULATIONS in the T5-c district are:

Min Lot Size	N/A
Min Lot Width	18
Min. Front	4'
Max. Front	12'
Impervious Cover	80% max

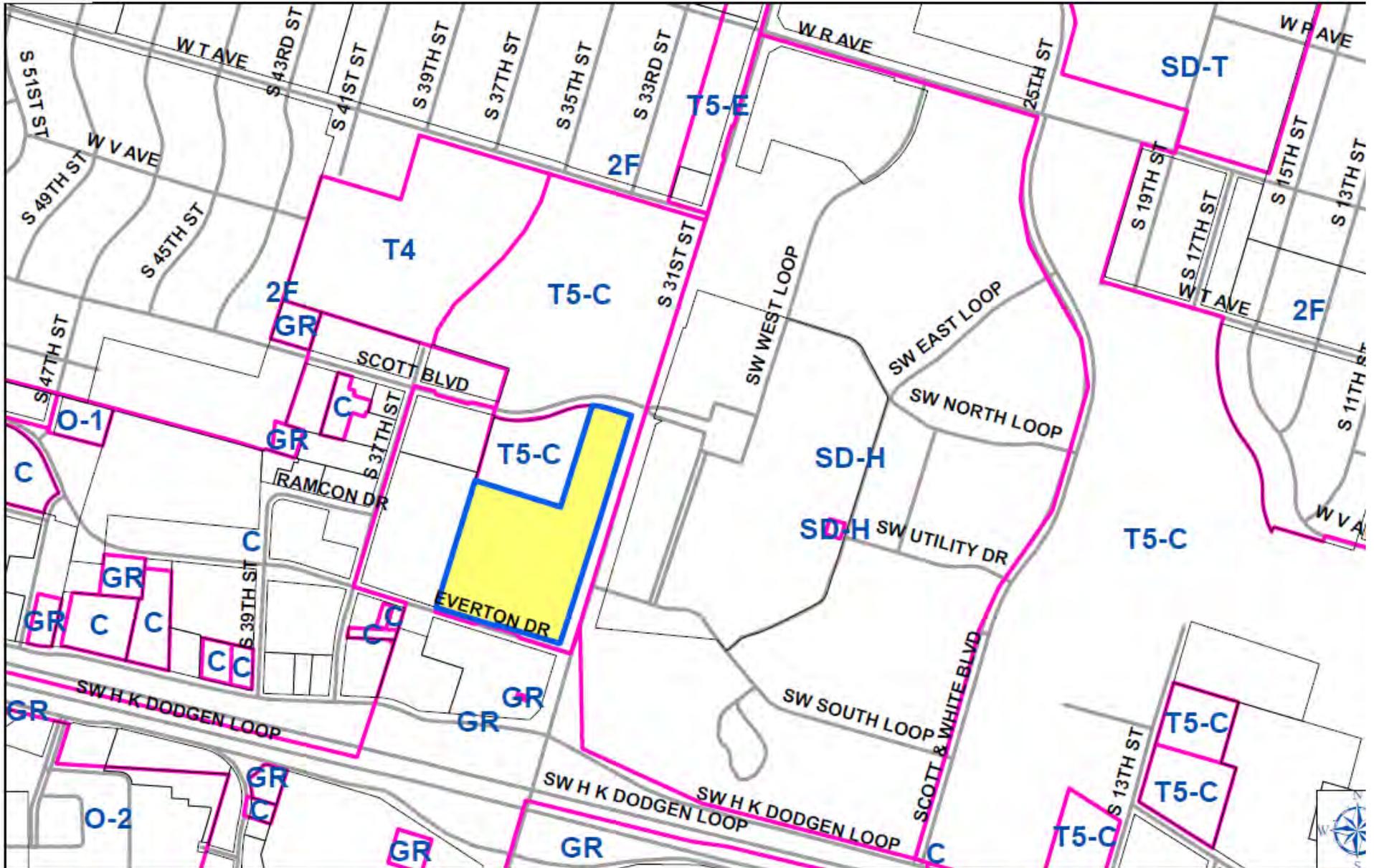
PUBLIC NOTICE: Fifteen (15) notices for the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of the subject property. As of Thursday May 14, 2015 zero (0) responses from neighbors had been returned.

FISCAL IMPACT: Not Applicable

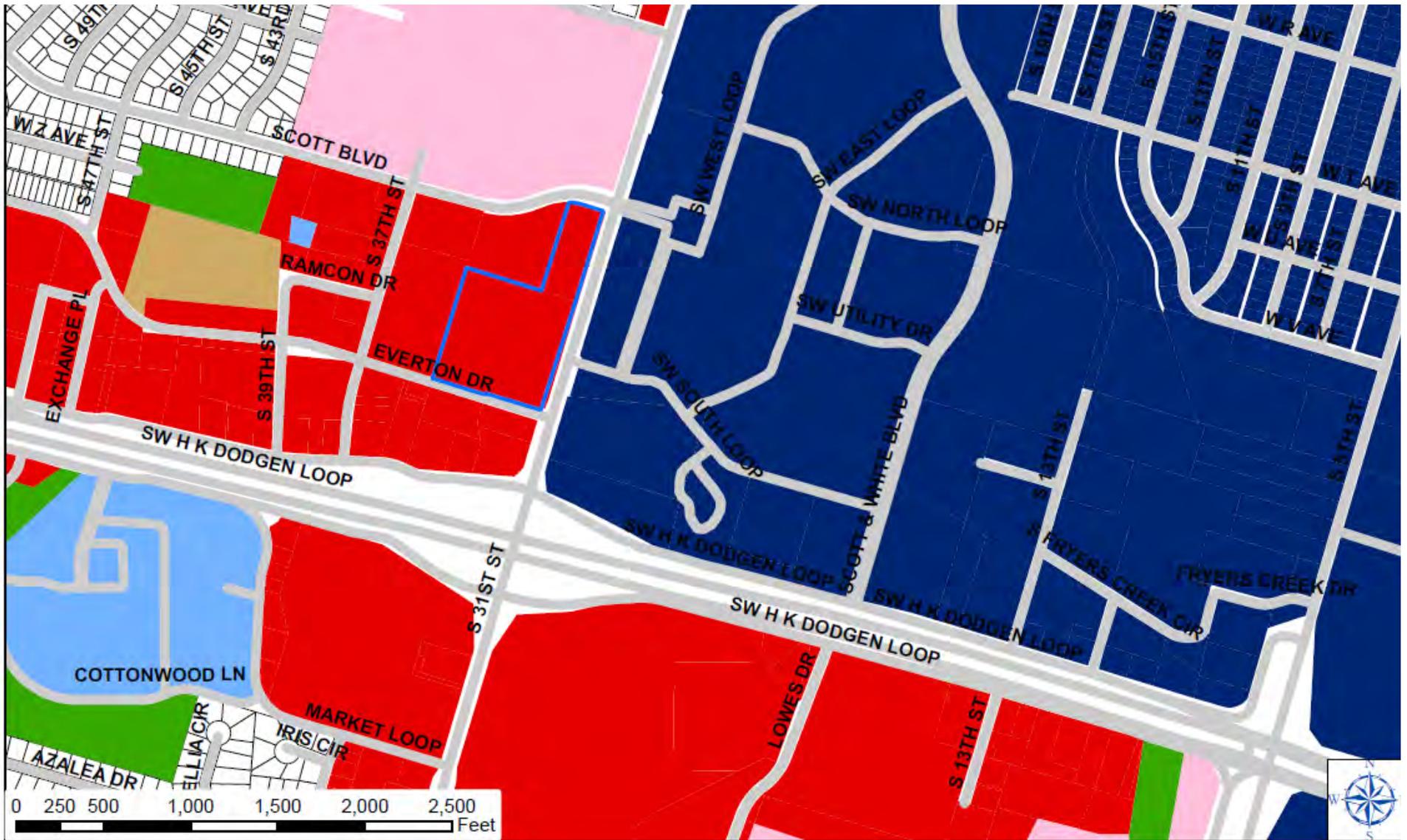
ATTACHMENTS:

Zoning Map
Future Land Use Plan
Utilities Map
Site and Surrounding Property Photos
Site Plan
Landscape Plan
Elevations
Amenities Plan
Proposed Signage Example
Notification Map
TMED Regulating Plan
TMED Regulations Checklist
Ordinance No 2014-4689 (Shoppes on the Hill Ordinance)

Zoning Map



Future Land Use



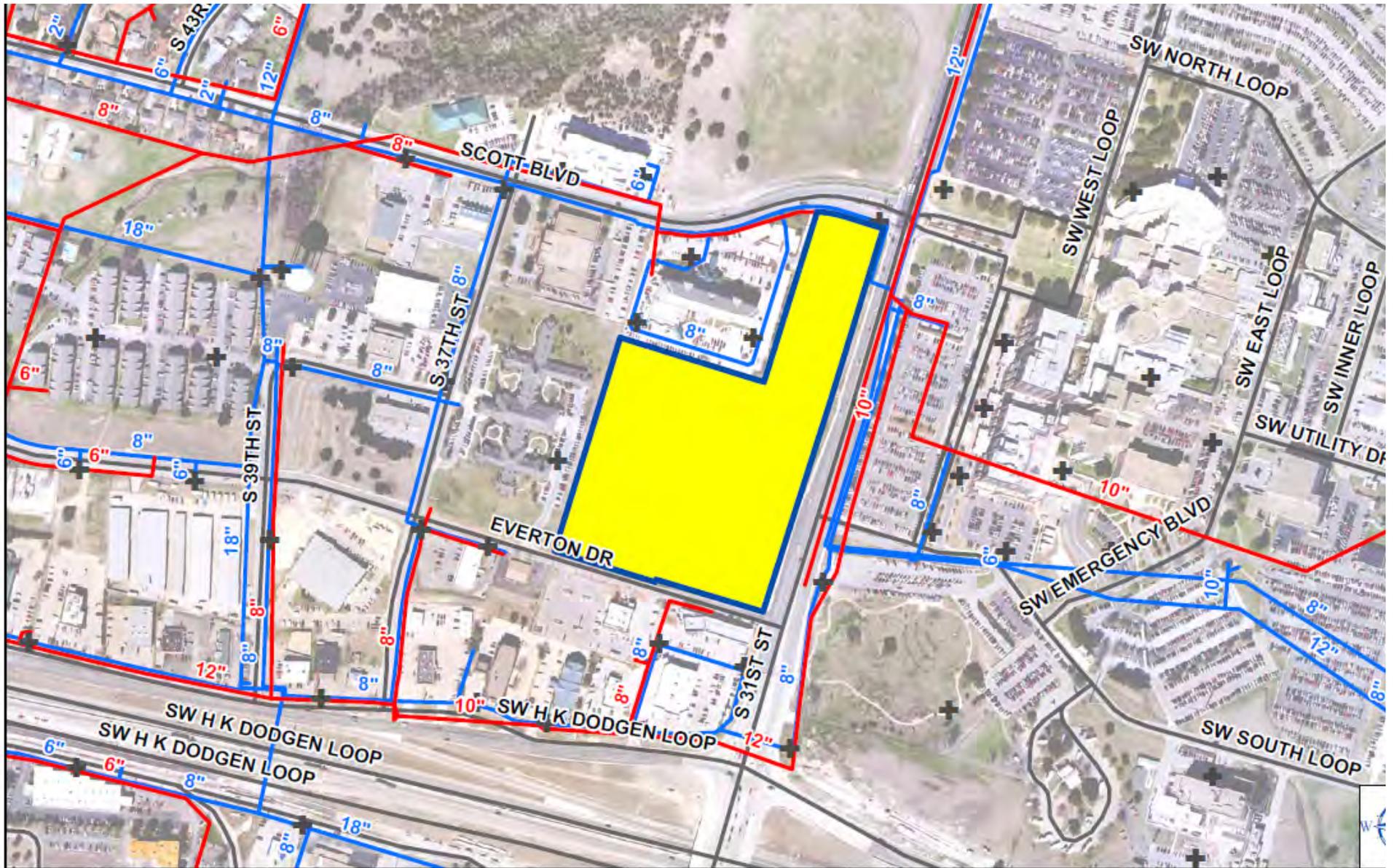
Future Land Use

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

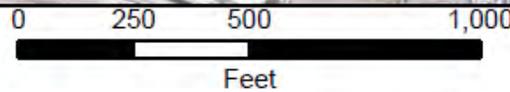
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.

9/10/2011
City of Temple GIS

Utilities



- Case
- Fire Hydrant
- Water Line
- Sewer Line



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Site (looking north)



Site (looking west)



Site (looking west)



Site (from Everton Drive)



Shoppes on the Hill Site



Property to North