

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
JUNE 15, 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, June 15, 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
JUNE 15, 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 June 1, 2015.

B. ACTION ITEMS

Item 2: [Z-FY-15-21](#) – Hold a public hearing to consider and discuss a rezoning from Agriculture District (AG) to Light Industrial District (LI) on 64.09 +/- acres being part of the Vincent Barrow Survey, Abstract Number 64, situated in Bell County, Texas, located at 4767, 4849 and 5141 North General Bruce Drive.

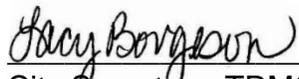
Item 3: [P-FY-15-26](#) - Consider and take action on the Final Plat of Crescent View Commercial, Phase 4, a 2.562 +/- acre, 2 Lot, 1 Block non-residential subdivision, being a Replat of Lot 1, Block 1, Crescent View Commercial according to the plat recorded in Cabinet C, Slide 372-D of the real property records of Bell County, Texas, located at the southeast corner of West Adams Avenue and Old Waco Road, addressed as 6935 West Adams Avenue.

Item 4: [Z-FY-15-23](#) - Hold a public hearing to discuss and recommend action on a Conditional Use Permit for Lots 4-6, Block 3, Moore's Knight Addition, located at 111-119 South 33rd Street, allowing a substance Abuse Treatment Facility.

APPLICANT HAS ASKED FOR THIS ITEM TO BE POSTPONED UNTIL 7/6/15

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 3:10 PM, June 11, 2015.



City Secretary, TRMC
City of Temple

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

Title _____

**PLANNING AND ZONING COMMISSION
JUNE 1, 2015
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT
Chair Greg Rhoads

COMMISSIONERS:

James Staats
David Jones
Omar Crisp

Blake Pitts
Patrick Johnson

PLANNING AND ZONING MEMBERS ABSENT:

Tanya Mikeska-Reed
Lester Fettig

Will Sears

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
Mary Maxfield, Planning Technician
Leslie Evans, Planning Technician

The agenda for this meeting was posted on the bulletin board at the Municipal Building, May 28, 2015 at 3:30 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.

Chair Rhoads called Meeting to Order at 5:32 P.M.

Invocation by Vice-Chair Jones; Pledge of Allegiance by Commissioner Staats.

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of May 18, 2015.

Approved by general consent.

B. ACTION ITEMS

Item 2: Z-FY-15-20 – Hold a public hearing to consider and recommend action on a rezoning from Neighborhood Service District (NS) to Planned Development-Neighborhood Service District (PD-NS) with a development plan to allow drive-in restaurants, and a Conditional Use Permit to allow establishments where between 50% & 75% of the total gross revenue may be from the sale of all alcoholic beverages with on premise consumption, on approximately 4.916 +/- acres, situated in the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located at 7425 West Adams Avenue.

Mr. Mark Baker, Planner, stated since this item is for a rezoning and Conditional Use Permit (CUP) it would go forward to City Council for first reading on July 2, 2015 and second reading on July 16, 2015.

The applicant is Mr. John Kiella, on behalf of Temp-Tex Investments Ltd.

The subject property is located off of West Adams Avenue and contains 4.916 +/- acres. It was rezoned to Neighborhood Service (NS) in 2003 by Ordinance No. 2013-4594. The northern portion is approximately 2.037 +/- acres and the southern portion is approximately 2.879 +/- acres for future development.

The application has two separate requests:

1. A Planned Development (PD) which is for the drive-in restaurant for a pickup window and drive aisle (two suites for the northern portion only); and
2. A Conditional Use Permit (CUP) to allow establishments between 50 percent and 75 percent of the total gross revenue may be from the sale of all alcoholic beverages would be for the entire 4.916 +/- acres (both northern and southern portion).

Unified Development Code (UDC) Section 3.4 states:

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.

A PD does include a development plan which is submitted with the rezoning application. As stated previously, this would be for a drive-in restaurant with two suites, with reference to a pick up window, and drive aisle/vehicle stacking. A new development plan for the southern portion would have separate review.

With any development plan, Staff looks at enhancements to the property to address the nature of the request. A PD is subject to UDC Sec. 3.4.5 criteria A-J.

Banks, cleaning, pressing or pick-up shop, and pharmacies are allowed in NS zoning districts so the drive-thru element is not the component triggering the PD, it is the drive-in restaurant.

The UDC defines drive-in restaurants with two definitions: one is the drive-through restaurant with the drive aisle/the window and the other is for a drive-through where it is primarily pick-up the food/take-out.

The intent of the PD is not to allow both uses but restricting it to the drive-through pick-up style.

Along with the previously mentioned enhancements, the applicant is also proposing the:

Replacement of the chain-link fencing with solid wood panels on the southern boundary of the project adjacent to the single family residences; and

Enhanced landscaping primarily on the site along the western boundary.

The enhanced landscaping as well as replacement of the chain-link fencing would address the screening and buffering requirement that is triggered by the differences in the uses between the church property to the west and the commercial uses.

Landscape plan shows 15 percent of the northern 2.037 +/- acre site to be landscaped which exceeds the minimum of five percent.

In addition, the applicant requests flexibility for enhanced landscaping (western border) and substitute solid fencing with enhanced landscaping.

Letter (waiving solid fencing) is anticipated from church but not received.

Screening requirement applicable only if developed or zoned-residentially; and Staff is in agreement with the trade-off.

Consideration for the waiving of the solid fence on the western boundary between the church and Westfield Market is being requested since very possibly in the future some of the property may be sold off and developed with non-residential uses and the screening and buffering would go away at that point. Staff is in agreement with this request.

The applicant has complied with the 10 criteria in UDC Section 3.4.5.

A CUP is to allow establishments which generate between 50 percent and 75 percent of their gross revenue from the sale of all alcoholic beverages with on premise consumption:

There are four types of establishments serving alcohol with on premise consumption and whether it is permitted with an approved CUP in NS. The request only applied to #C. (See table below).

Alcoholic Beverage Sales with On-Premise Consumption	
Percentage	Permitted with CUP in NS
A. Beer & Wine Only Less Than 75% Revenue from Alcohol	YES
B. All Alcoholic Beverages 75% or more from Revenue from Alcohol	NO
C. All Alcoholic Beverages >50% & <75%	YES
D. All Alcoholic Beverages 50% or less Revenue from Alcohol	YES

The intended use would not include package stores, establishments selling alcoholic beverages for off-premise consumption such as a “Daiquiri Express” or similar businesses using the drive-through. All other related alcohol uses that otherwise would not require a CUP.

The CUP would apply to the entire 4.916 +/- acre subject property. It would be subject to Chapter 4 of the Code of Ordinances: Alcoholic Beverages. It does establish distances from sensitive uses such as places of worship, public schools, hospitals; and it requires a 300 foot minimum from a place of worship and the First Baptist Church would be the nearest sensitive use. The 300 foot distance requirement has been met.

UDC Sections 5.3.15A and 5.3.15B are the two sections of the UDC that apply to this application for distancing requirements.

UDC Section 5.3.15C is not applicable in this this case since the property is adjacent to single family used or zoned property for single family and only applies if a use has 75 percent or more of the gross revenue, which is not part of the application.

The Future Land Use and Character Map designates the subject property as Suburban-Residential which is intended for mid-sized single family residential development. The current zoning or proposed zoning is not consistent with the Future Land Use and Character Map and lends itself more to Suburban-Commercial area.

The Thoroughfare Plan lists West Adams as a major arterial and requires a six foot sidewalk. The sidewalk is being proposed by the applicant. No new driveways are anticipated in terms of access.

A plat would be required when the southern piece is addressed in the future. No additional right-of-way is anticipated. If so, it would be addressed through the platting process. A citywide spine trail already exists on the north side of West Adams. A three-inch water line and six-inch sewer line are available to serve the property.

Surrounding properties include retail and service uses (GR) to the north, retail and service use and undeveloped land (NS, GR and AG) to the east, First Baptist Church and undeveloped land (AG) to the west, and existing single family residential (The Meadows Phase I) to the south.

NS allowed and prohibited uses are cited along with the development standards.

Thirty-six notices were mailed out with seven notices returned in agreement and one in opposition.

In summary, the request complies with the PD Criteria in UDC Section 3.4.5; UDC Sections 5.3.15A and B; Chapter 4 Code of Ordinances, is compatible with surrounding uses and zoning, has public facilities available to serve the property, and complies with the Thoroughfare Plan. The request does not comply with the Future Land Use and Character Map.

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.

Staff recommends approval of the request for a rezoning from Neighborhood Service (NS) to Planned Development–Neighborhood Service (PD-NS) subject to the eight conditions.

Staff recommends approval of the request for a Conditional Use Permit (CUP) to allow establishments where between 50 percent and 75 percent of the total gross revenue may be from the sale of all alcoholic beverages with on premise consumption, subject to the four conditions.

Mr. Baker stated there would be no package stores or bars in the development.

Chair Rhoads opened the public hearing.

Mr. John Kiella, 11122 White Rock, Temple, Texas, stated he represented the developer. The developer would like to do family style restaurants, candy store, yogurt, sandwich shop type of local businesses. No full bars will be involved.

Mr. Kiella would like the Commission to look at the NS drive-through use especially since NS allows small drive-throughs such as banks and dry cleaners.

Mr. Kiella did not foresee any type of restaurant on the other two acres.

Mr. Kiella stated they have met with the Church to try and lay out traffic for circulation and joint use. The Church was going to send an authorization/agreement letter confirming no screening between the properties to Mr. Kiella; however, he has not received the letter to date.

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

Commissioner Crisp made a motion to approve Item 2, **Z-FY-15-20**, and Commissioner Johnson made a second.

Motion passed: (6:0)

Commissioners Mikeska-Reed, Sears and Fettig absent

There being no further business, the meeting was adjourned at 5:56 p.m.

Respectfully submitted,
Leslie Evans

**PLANNING AND ZONING COMMISSION
MONDAY, JUNE 1, 2015
5:00 P.M.
WORK SESSION**

PLANNING AND ZONING MEMBERS PRESENT

Chair Greg Rhoads

COMMISSIONERS:

James Staats
David Jones
Omar Crisp

Blake Pitts
Patrick Johnson

PLANNING AND ZONING MEMBERS ABSENT:

Tanya Mikeska-Reed Will Sears
Lester Fettig

STAFF PRESENT:

Brian Chandler, Director of Planning
Beverly Zendt, Assistant Director of Planning
Trudi Dill, Deputy City Attorney
Tammy Lyerly, Senior 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, Chair Rhoads opened the work session at 5:07 p.m. and asked Mr. Brian Chandler, Director of Planning, to proceed.

Mr. Chandler stated there was only one item on the agenda and Mark Baker was the case manager.

Mr. Mark Baker, Planner, stated there were two additional letters received approximately 45 minutes ago and have been given to the Commissioners for review. There may be warrants triggered by traffic through Public Works and TxDOT. The City would not have much influence.

Mr. Chandler briefly covered the Director's Report for upcoming cases. The June 15th meeting has two zoning cases scheduled so far. One case, Z-FY-15-21, is located at 5141 North General Bruce for a Scott & White Medical Distribution Center. This is not only a rezoning but includes a CUP for a distribution center. A CUP is needed because

the property is located within the I-35 Overlay and this is one of the prohibited sub-district uses even though LI zoning allows a warehouse by right.

Ms. Beverly Zendt, Assistant Director of Planning, added that this a rare circumstance where the Overlay calls for a CUP but the Use Table does not.

Mr. Chandler stated the I-35 Overlay runs from entirely from south to north City limits.

There have been numerous inquiries from potential applicants related to non-conforming uses so a future City Council workshop discussion has been planned in order to get more direction and Staff's approach to applicants that come in. Staff would like to mitigate the case if possible and discover why certain uses are prohibited. The applicants should be allowed consideration to be heard.

City Council at first reading recommended approval for the paint shop/contractor facility; however, they are requesting more information for the second reading. There were concerns about non-conformity issues.

Staff will come back to P&Z after that meeting with City Council for follow up and feedback sometime in July.

This case will probably have future appeals due to the large size of the subject tract.

Staff has had early design team meetings with the applicant to address various issues and standards.

Discussion about allowed/prohibited uses and intent for the I-35 Overlay.

Chair Rhoads suggested having a P&Z work shop with Mr. Charlie Ayers from TEDC to discuss future plans and what is going on throughout the City.

Discussion about the creek/drainage ditch (Army Corps of Engineers) behind the properties for Scott and White and Shoppes on the Hill.

Mr. Chandler asked the Commissioners if they had any issues about the organization of cases on the agenda by having rezoning cases first and plats at the end. Commissioners were in agreement with the formatting.

Mr. Chandler explained the paint shop item was tabled at City Council due to concerns about parking compliance and compliance with the rest of the driveway/access not being an all-weather surface.

Chair Rhoads adjourned the meeting at 5:27 P.M.



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

6/15/15
Item #2
Regular Agenda
Page 1 of 4

APPLICANT / DEVELOPMENT: Ronald Carroll on behalf of Hugh Shine

CASE MANAGER: Beverly Zendt, Assistant Planning Director

ITEM DESCRIPTION: Z-FY-15-21 – Hold a public hearing to consider and discuss a rezoning from of +/- 64.09 acres Agriculture District (AG) to Light Industrial District (LI) with a Conditional Use Permit for a Distribution Center located at 4767, 4849, and 5141 North General Bruce Drive.

STAFF RECOMMENDATION: Staff recommends approval of the rezoning from Agriculture District (AG) to Light Industrial District (LI) with a Conditional Use Permit for a Distribution Center as it demonstrates compliance with the following:

1. Compatibility with surrounding zoning and land uses; and
3. Compliance with the Thoroughfare Plan and Master Trails Plan.

Additionally, public facilities will be available to serve the subject property.

ITEM SUMMARY: The applicant has requested a rezoning of approximately 64.09 acres from AG to LI with a Conditional Use Permit for a Distribution Center. The subject property includes three parcels located on North General Bruce Drive located (primarily) in the I-35 Corridor Overlay Industrial Sub-District. The subject site will be developed for the purpose of locating a distribution center for the Baylor Scott and White Health Care System. The I-35 Corridor Overlay Industrial Sub-District permits a distribution center with a Conditional Use Permit.

The proposed zoning is not compatible with the *Choice '08* Comprehensive Plan- Future Land Use Map. The subject property is located in the Suburban Commercial land use character area according to the Comprehensive Plan / Future Land Use Plan (FLUP). The Suburban Commercial land use character area is appropriate for office, retail and services abutting residential neighborhoods and in other areas where the community's image and aesthetic value should be promoted such as gateways and high profile corridor locations. The *Choices '08* Comprehensive Plan recommends specific design standards that promote a "residential in appearance" look in proposed construction - calling for an architectural style that contributes to the suburban character. Additionally, the comprehensive plan calls for extensive landscaping and/or open space in this character area.

As an industrial use, this project is not compatible with the Future Land Use map. Nevertheless, the property is surrounded by undeveloped commercial and agriculturally zoned land. Although the southernmost portion of the tract is in the I-35 Corridor Overlay Civic Entry Sub-District, most of the subject property is and proposed construction will be located in the Industrial Sub-District which was clearly envisioned for industrial uses. At the center of the subject property is the city owned Troy Sanitary Sewer Lift Station located on a ½ acre site. Additionally, future uses along the I-35 corridor Industrial Sub-District are likely to be more urban commercial than suburban commercial based on the proximity to the interstate, the character of the surrounding area and the highest and best use of property with that level of exposure. It is not anticipated that the city will see residential uses in this area. While the proposed project will not likely be designed to have a residential appearance – it will need to comply with the architectural and landscaping requirements for the I-35 Corridor Overlay District as applicable.

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 Commercial	AG	Undeveloped
North	Suburban Commercial	AG	Undeveloped
South	Suburban Commercial	AG	Undeveloped
East	Industrial	AG	Undeveloped
West	Suburban Commercial	C	Industrial and office uses

The I-35 Corridor Overlay district identifies permitted and prohibited uses for each sub-district. Uses in the Industrial Sub-district are more restrictive than uses allowed in the Light Industrial District although most uses allowed in LI are still permitted. The following table summarizes allowed uses and uses that require a CUP in the I-35 Industrial Sub-District.

Residential Uses	Nonresidential Uses	Prohibited Uses
Boarding House	Most Commercial Uses	Auto-Storage and Auction
Convent or Monastery	Most Recreational and Entertainment Uses	Correctional Facility
Family or Group Home (CUP)	All Transportation Uses	Flea market Outdoors
Home for the Aged	Distribution Center (CUP)	Sexually Oriented Business
Fraternity or Sorority House	Upholstery Repair (CUP)	Wrecking or salvage yard
	All industrial uses in Section 5.1 (CUP)	

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	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 Suburban Commercial character district. The requested Light Industrial zoning (LI) is incompatible zoning for the character area. Nevertheless, the LI zoning district is an appropriate for this site based on the I-35 Overly Industrial Sub-district location and standards, the surrounding zoning, the surrounding uses and the general location and character of the area – which lends itself to more intensive commercial and light industrial uses.

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

The subject property is located on North General Bruce Drive. There are no new roads proposed in the general area on the Future Thoroughfare Plan. A citywide spine trail is proposed on the west side of the abutting property along the existing railroad.

Availability of Public Facilities (CP Goal 4.1)

Sewer is available to the subject property through an existing 12” sewer line on crossing the subject property on the south side to and from the existing sanitary sewer lift station. Water is being extended from an existing 12” water line currently located along Pegasus Drive to the west part of the Elm Creek Water Extension Project. The project is currently under design now with completion date anticipated within the next twelve months.

DEVELOPMENT REGULATIONS: Dimensional regulations for the base district apply except where the I-35 Industrial Sub-District regulations supersede such requirements.

Regulation	Measurement
Min. Lot Area	1 acre
Min. Lot Width	160 ft.
Min. Lot Depth	160 ft.
Min. Front Yard Setback	50 ft.
Min. Side Yard Setback	20 ft.
Min. Side Yard Setback at Street	50 ft.
Min. Rear Yard Setback	20 ft. (30 ft. adjacent to residential)
Min. Landscape	10% of lot area
Min. Landscape Buffer	35 ft. front and adjacent to public street 10 ft. rear (20 ft. adjacent to residential) 10 ft. side
Max. Building Coverage	50%
Max. FAR	1 to 1
Max. Building Height	42 ft. including mechanical and roof structure

I-35 Corridor Overlay District

I-35 Overlay Industrial Sub-District standards address the following:

- Tree Preservation,
- Screening and Wall Standards,
- Landscaping,
- Parking, and
- Architectural Design.

The applicant will have to meet all the special corridor standards or request an appeal per UDC Section 2.2.2.

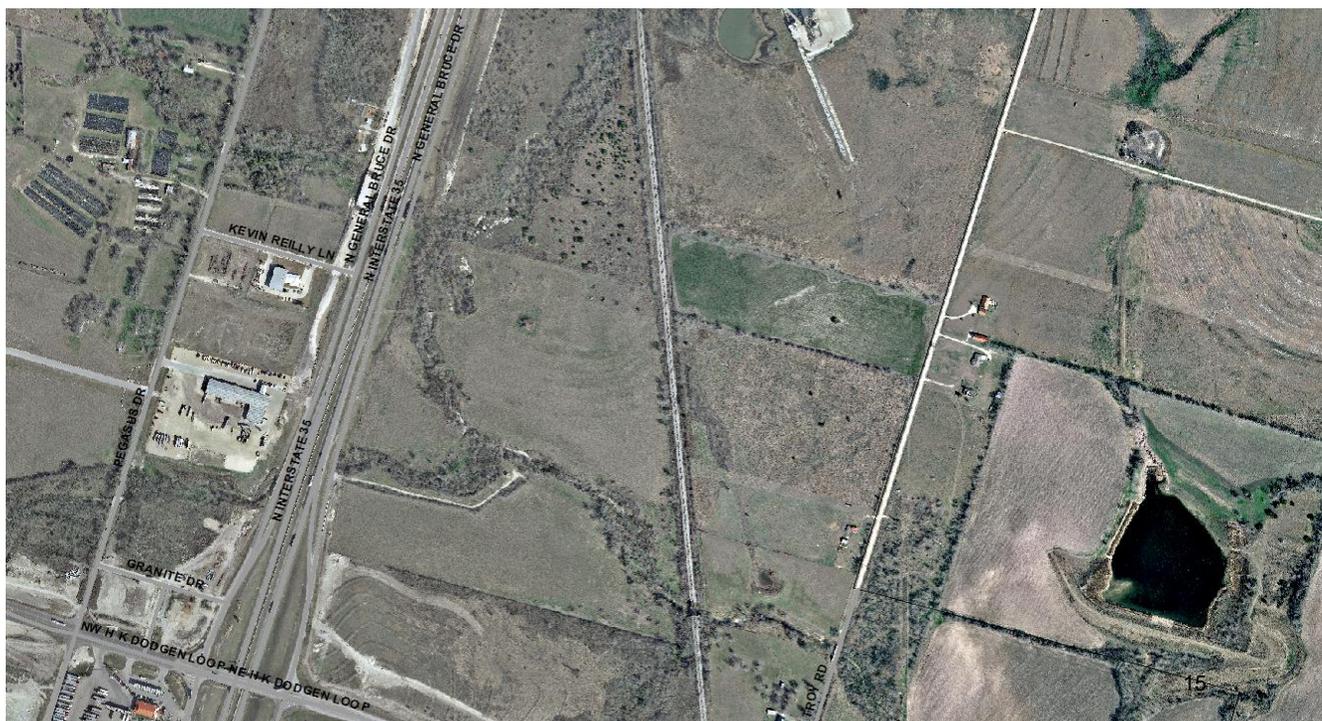
PUBLIC NOTICE: Eleven notices of the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of the subject property as required by State law and City Ordinance. As of Wednesday June 10, 2015 at 12:00 PM, no notices had been received either in favor or against the proposed rezoning. The newspaper printed notice of the public hearing on June 4, 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
Elm Creek Waterline Map
Preliminary Site Plan
Notification Map

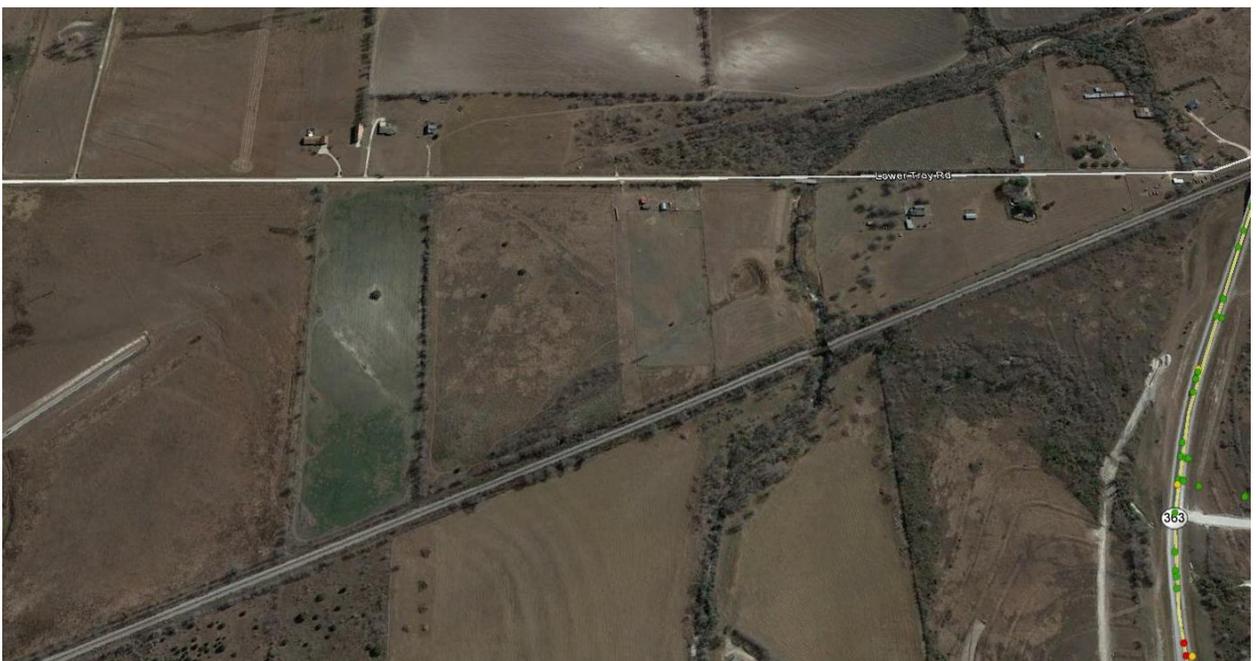
Subject Property: 4767, 4849, and 5141 North General Bruce Drive.



Direction	FLUP	Zoning	Current Land Use
South	Suburban Commercial	AG	Undeveloped



Direction	FLUP	Zoning	Current Land Use
East	Industrial	AG	Undeveloped



Direction	FLUP	Zoning	Current Land Use
West	Suburban Commercial	C	Industrial and Offices Uses



Direction	FLUP	Zoning	Current Land Use
North	Suburban Commercial	AG	Undeveloped

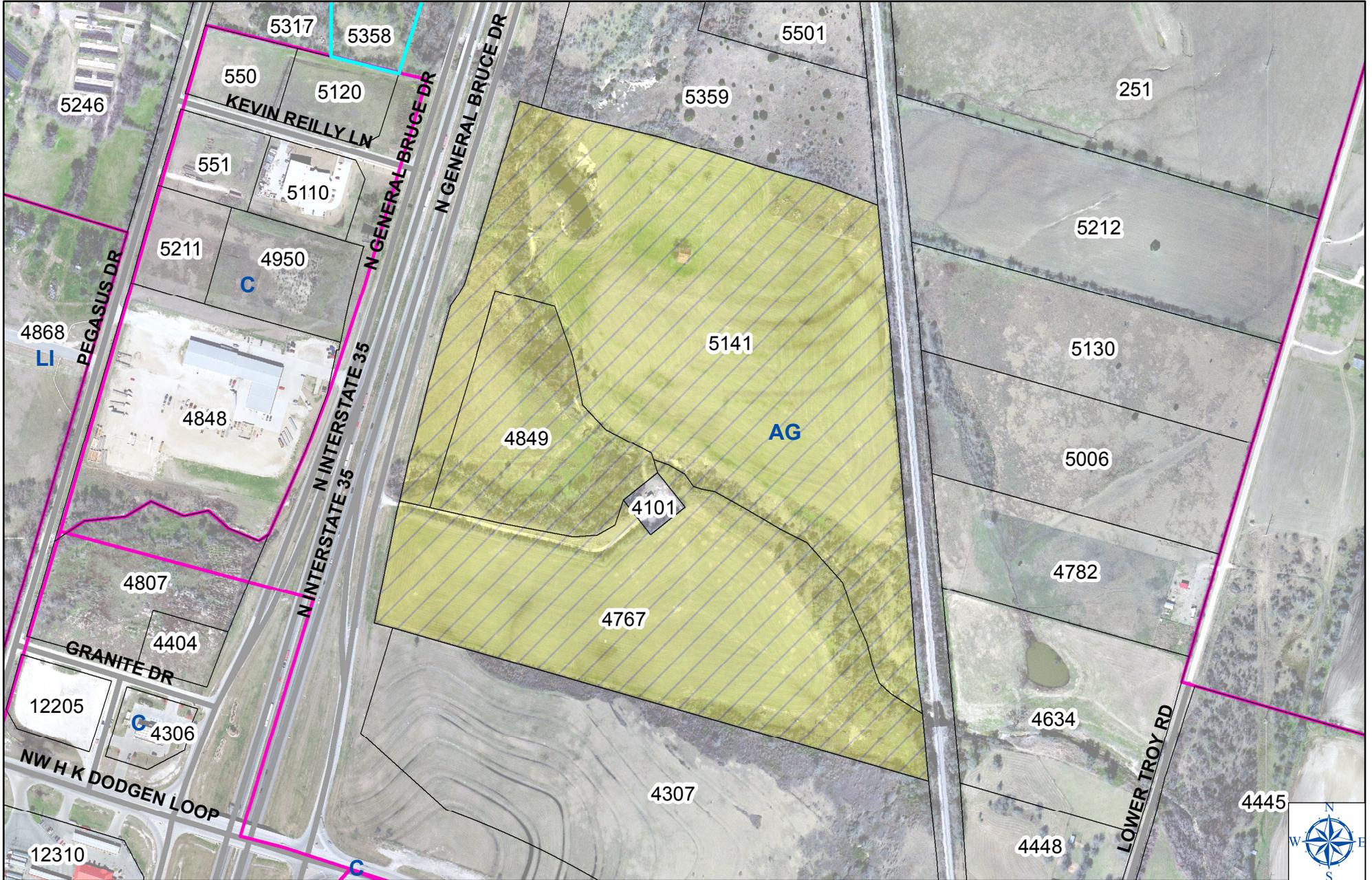




Z-FY-15-21

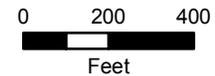
Rezoning Request: Agricultural (AG) to Light Industrial (LI) with a Conditional Use Permit for a Distribution Center

5141, 4849, and 4767 N General Bruce Drive



 Case
  Zoning
 1234 Addresses

5-28-15
 Temple Planning Department
 bزند



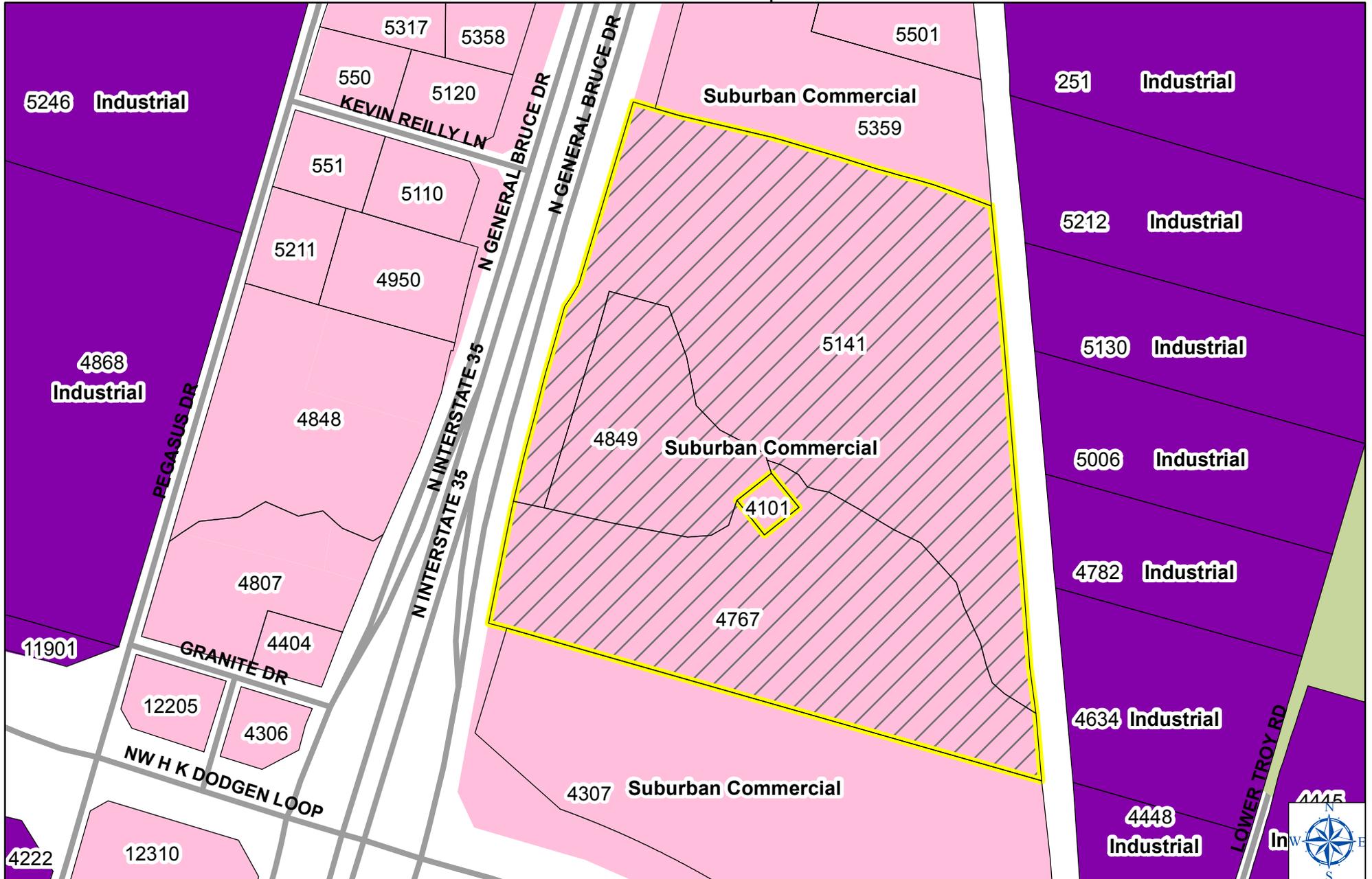
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



Z-FY-15-21

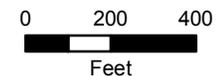
Rezoning Request: Agricultural (AG) to Light Industrial (LI) with a Conditional Use Permit for a Distribution Center
Future Land Use Map

5141, 4849, and 4767
N General Bruce Drive



 Case 1234 Addresses

6-9-2015
Temple Planning Department
bzndt



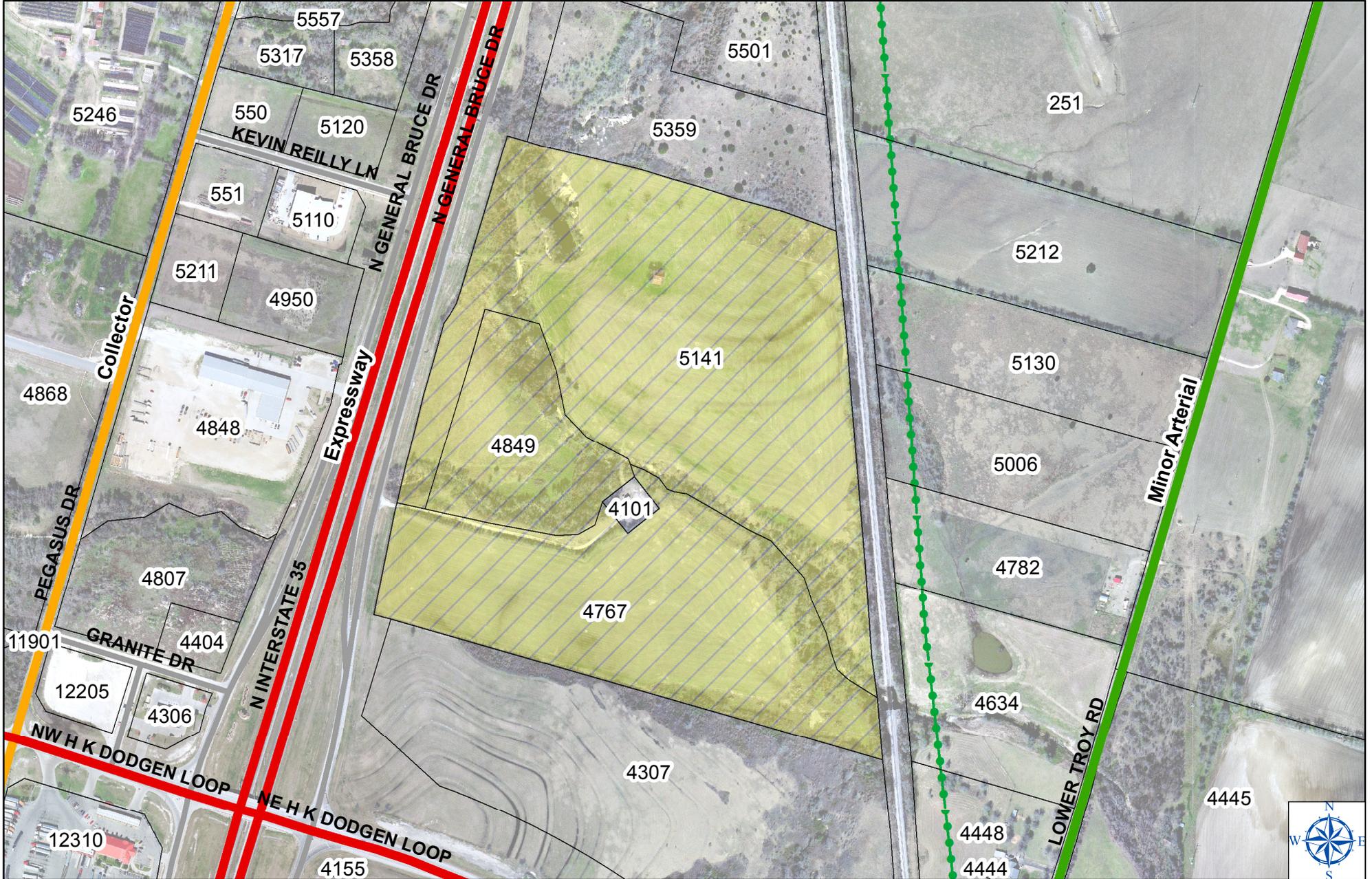
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



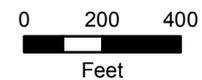
Z-FY-15-21

Rezoning Request: Agricultural (AG) to Light Industrial (LI) with a Conditional Use Permit for a Distribution Center Utility Layout

5141, 4849, and 4767
N General Bruce Drive



Case
 CITY WIDE SPINE
 COMMUNITY WIDE CONNECTOR
 LOCAL CONNECTOR



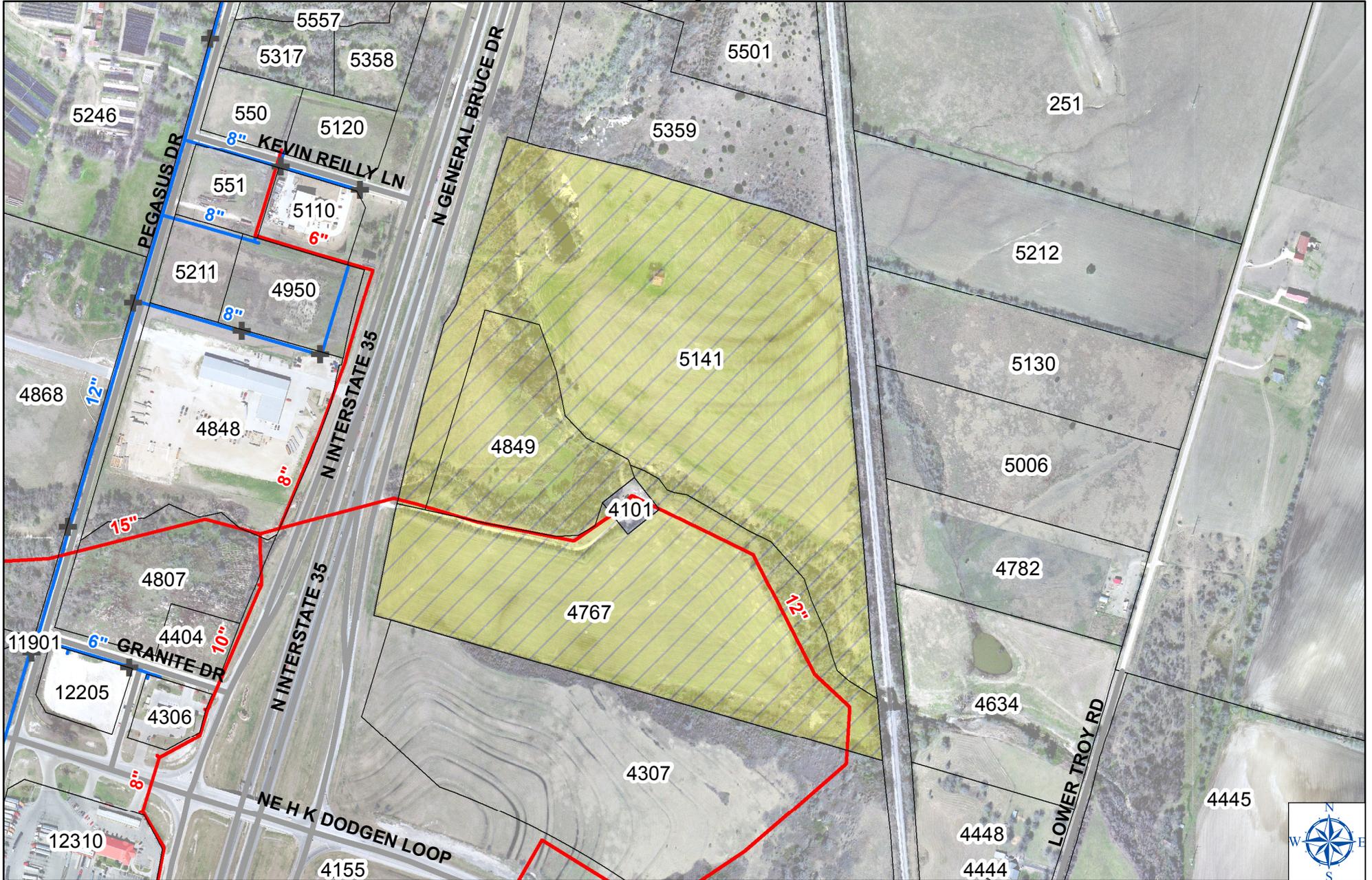
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



Z-FY-15-21

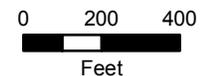
Rezoning Request: Agricultural (AG) to Light Industrial (LI) with a Conditional Use Permit for a Distribution Center Utility Layout

5141, 4849, and 4767
N General Bruce Drive



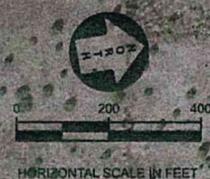
+ Fire Hydrant
 — Sewer Line
 — Water Line
 Case

5-28-15
Temple Planning Department
bzndnt



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.






**NORTH LOOP 363
 PROPOSED 12"
 WATERLINE
 EXTENSION**

EXHIBIT A

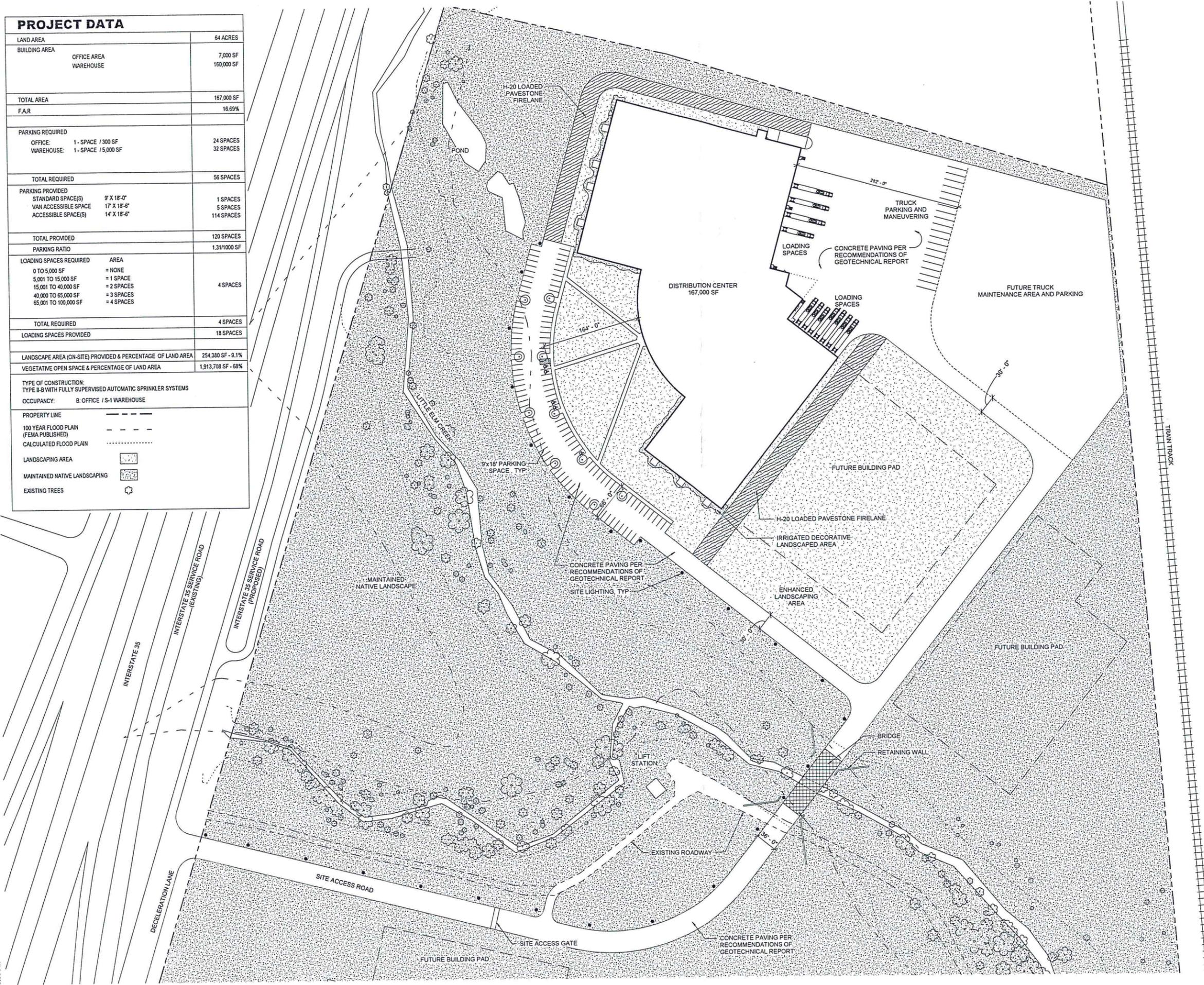
LEGEND

	12" W		EXIST. WATER
	PROP. 12" WL		

© 2015 Kasberg, Patrick & Associates, LP
 KPA Firm Registration Number F-510



PROJECT DATA		
LAND AREA		64 ACRES
BUILDING AREA	OFFICE AREA WAREHOUSE	7,000 SF 150,000 SF
TOTAL AREA		167,000 SF
F.A.R.		16.69%
PARKING REQUIRED		
OFFICE:	1- SPACE / 300 SF	24 SPACES
WAREHOUSE:	1- SPACE / 15,000 SF	32 SPACES
TOTAL REQUIRED		56 SPACES
PARKING PROVIDED		
STANDARD SPACE(S)	9' X 18'-0"	1 SPACES
VAN ACCESSIBLE SPACE	17' X 18'-6"	5 SPACES
ACCESSIBLE SPACE(S)	14' X 18'-6"	114 SPACES
TOTAL PROVIDED		120 SPACES
PARKING RATIO		1.31/1000 SF
LOADING SPACES REQUIRED		
AREA		
0 TO 5,000 SF	= NONE	
5,001 TO 15,000 SF	= 1 SPACE	
15,001 TO 40,000 SF	= 2 SPACES	
40,000 TO 65,000 SF	= 3 SPACES	
65,001 TO 100,000 SF	= 4 SPACES	4 SPACES
TOTAL REQUIRED		4 SPACES
LOADING SPACES PROVIDED		18 SPACES
LANDSCAPE AREA (ON-SITE) PROVIDED & PERCENTAGE OF LAND AREA		
		254,380 SF - 9.1%
VEGETATIVE OPEN SPACE & PERCENTAGE OF LAND AREA		
		1,913,708 SF - 68%
TYPE OF CONSTRUCTION: TYPE II-B WITH FULLY SUPERVISED AUTOMATIC SPRINKLER SYSTEMS		
OCCUPANCY: B. OFFICE / S-1 WAREHOUSE		
PROPERTY LINE		
100 YEAR FLOOD PLAIN (FEMA PUBLISHED)		
CALCULATED FLOOD PLAIN		
LANDSCAPING AREA		
MAINTAINED NATIVE LANDSCAPING		
EXISTING TREES		



JACOBS
 Architect, Interiors, Structural, Mechanical,
 Electrical, Plumbing, Fire Protection Engineering;
 Jacobs Engineering Group Inc.
 Texas Registered Engineering Firm F-2966
 777 Main Street
 Fort Worth, TX 76102
 www.jacobs.com

Civil Engineering
 Wier & Associates, Inc.
 Texas Registered Engineering Firm F-xxxx
 701 Highlander Blvd., Suite 300
 Arlington, TX 76015
 www.wierassociates.com

ISSUED FOR	REVISION	DATE

**PRELIMINARY
FOR REVIEW ONLY**

Issued for review only.
 Drawings are preliminary and not intended for construction, construction
 bidding, or construction permitting purposes.

They were prepared by, or under the supervision of:

Chris Christian
 Type or Print Name
 13621
 Reg. NO. #

06/19/2015
 Date

RECEIVED

MAY 22 2015

City of Temple
 Planning & Development

JACOBS PROJECT NUMBER
 FBW56505

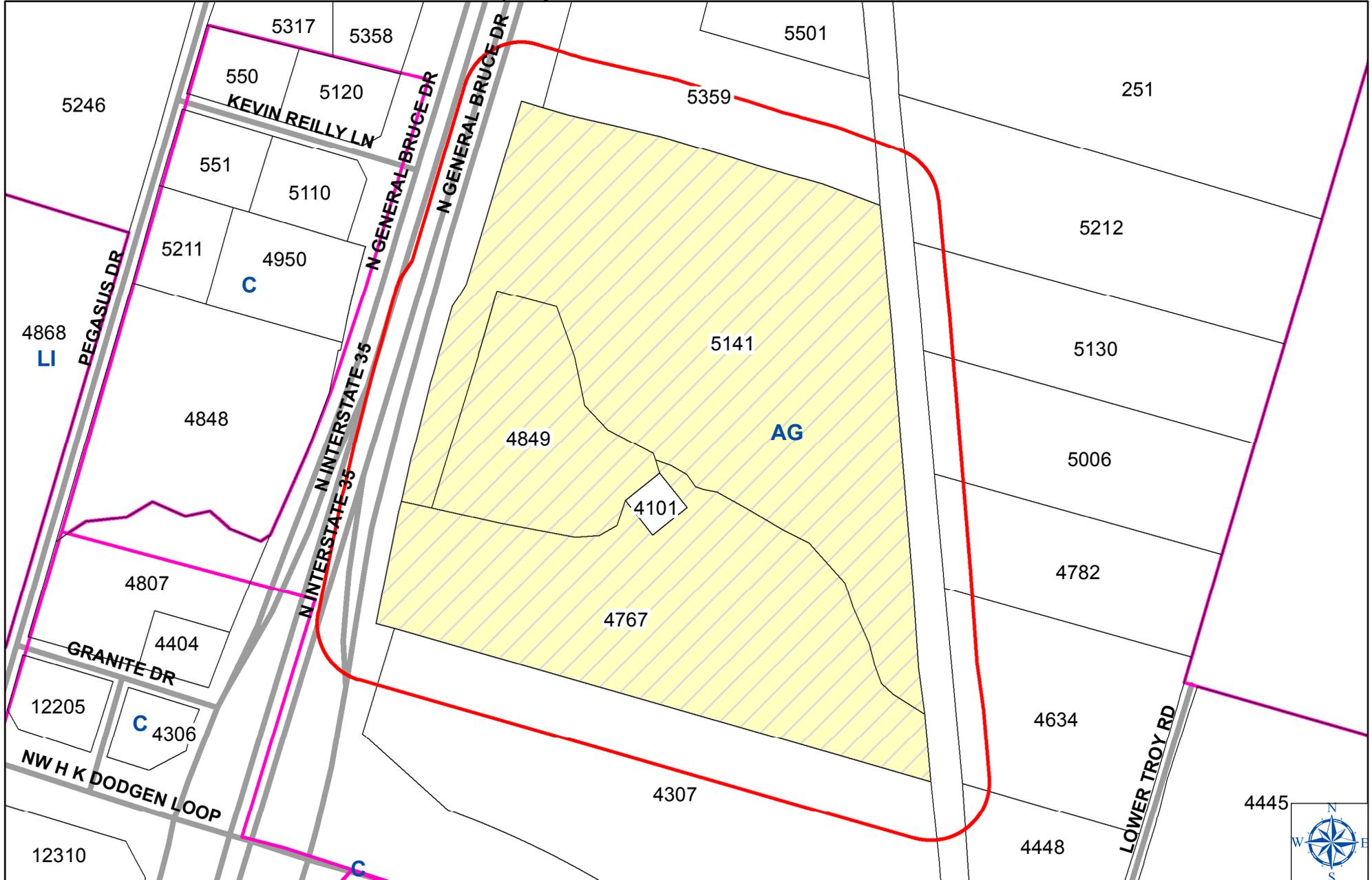
SITE PLAN



Z-FY-15-21

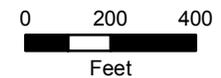
Rezoning Request: Agricultural (AG) to Light Industrial (LI)
with a Conditional Use Permit for a Distribution Center
Property Owner Notification 200' Buffer

**5141, 4849, and 4767
N General Bruce Drive**



Case
 200' Buffer
 Zoning
 1234 Addresses

5-28-15
Temple Planning Department
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.



PLANNING AND ZONING COMMISSION AGENDA ITEM

06/15/2015

Item #3

Regular Agenda

Page 1 of 2

APPLICANT / DEVELOPMENT: Walker Partners

CASE MANAGER: Mark Baker, Planner

ITEM DESCRIPTION: P-FY-15-26 Consider and take action on the Final Plat of Crescent View Commercial, Phase 4, a 2.562 +/- acre, 2 Lot, 1 Block non-residential subdivision, being a Replat of Lot 1, Block 1, Crescent View Commercial according to the plat recorded in Cabinet C, Slide 372-D of the real property records of Bell County, Texas, located at the southeast corner of West Adams Avenue and Old Waco Road, addressed as 6935 West Adams Avenue.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Crescent View Commercial, Phase 4.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat for Crescent View Commercial, Phase 4 on May 7, 2015. The plat was deemed administratively complete on June 5, 2015.

The Final Plat for Crescent View Commercial, Phase 4, a 2-lot, 1-block, non-residential subdivision is located at 6935 West Adams Road (FM 2305). The subject property is partially developed by the existing Texas Partners Federal Credit Union on the proposed Lot 1, which contains 1.901 +/- acres. A second lot, Lot 2, is undeveloped and contains 0.661 +/- acres.

Sewer is available in Old Waco Road by a 10-inch sewer line. Water is available in Old Waco Road by 24-inch water line. In addition, an 18-inch sewer line is available in West Adams Ave.

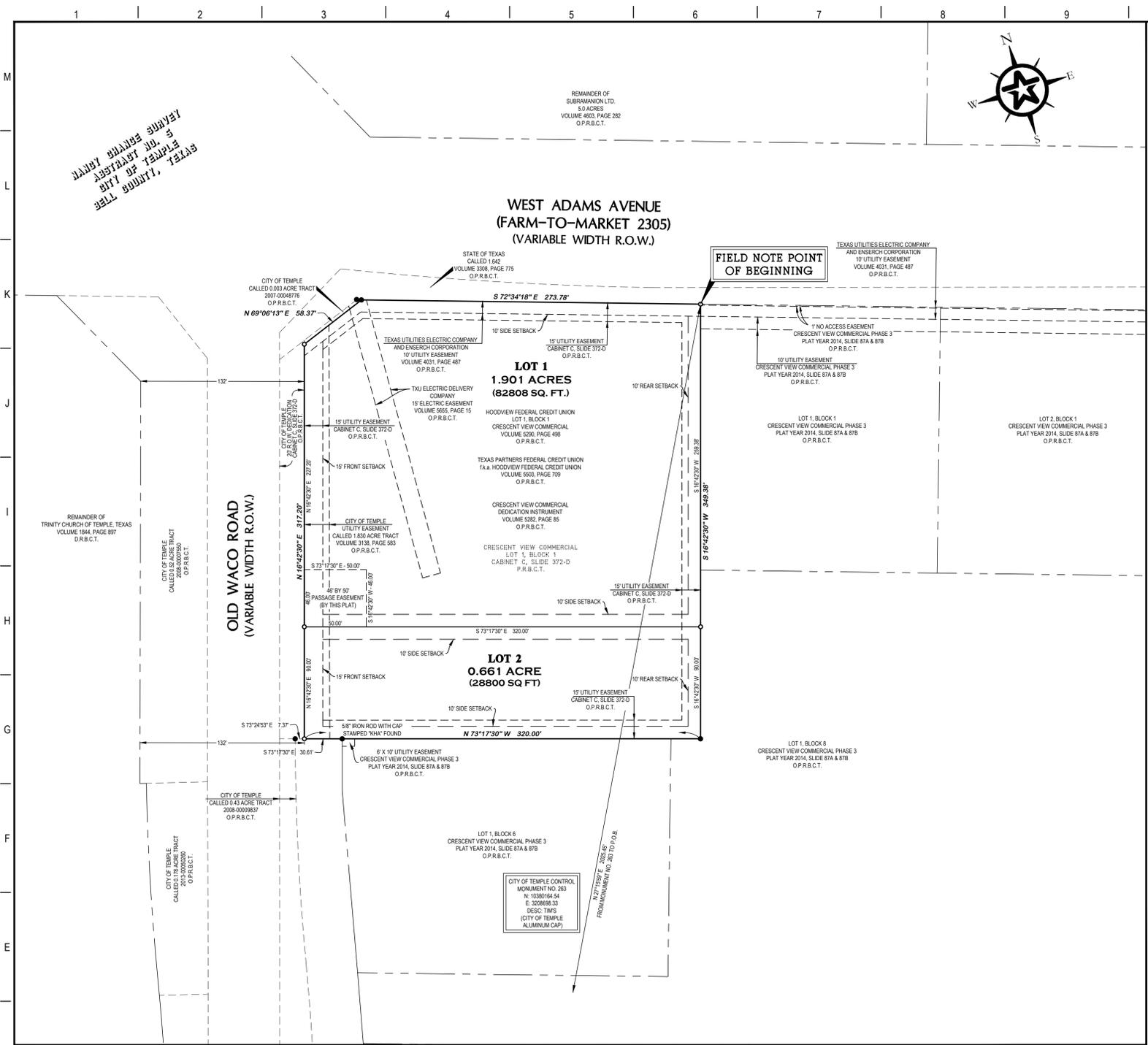
Old Waco Road and West Adams Ave (FM 2305) are listed as arterial roads in the Thoroughfare Plan and require a minimum 6-foot sidewalk. While a minimum 6-foot sidewalk is already in place along West Adams Ave (FM2305), the sidewalk along Old Waco Road is part of a Temple Capital Improvement Plan (TCIP) project for the "Outer-Loop" and will be provided by the City.

Since the Replat proposes the creation of one new lot, Planning & Zoning Commission review is required. The Planning and Zoning Commission however, is the final plat approval authority since the applicant is not requesting any exceptions to the plat.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Final Plat
Topo / Utility Plan
Site & Aerial Photos



THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF TEMPLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS ____ DAY OF _____, 2015.

PLANNING & ZONING COMMISSION CHAIRMAN

THIS PLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF TEMPLE, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION. DATED THIS ____ DAY OF _____, 2015.

SECRETARY TO PLANNING & ZONING

AFFIDAVIT:

THE TAX APPRAISAL DISTRICT OF BELL COUNTY, TEXAS, 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 ON THIS PLAT.

DATED THIS ____ DAY OF _____, 2015 A.D.

MARVIN HAHN, CHIEF APPRAISER

BY: _____ DEPUTY

CITY NOTES:

A 6' SIDEWALK IS REQUIRED ON WEST ADAMS (FM 2305) AND A SIDEWALK ALONG OLD WACO ROAD WILL BE PROVIDED BY THE CITY BY A SEPARATE PROCESS AND MECHANISM.

LEGEND

- = 1/2" IRON ROD WITH CAP STAMPED "WALKER PARTNERS" SET
- = 5/8" IRON ROD WITH CAP STAMPED "ALL COUNTY" FOUND (UNLESS OTHERWISE NOTED)
- O.P.R.B.C.T. = OFFICIAL PUBLIC RECORDS BELL COUNTY, TEXAS
- P.R.B.C.T. = PLAT RECORDS BELL COUNTY TEXAS

SURVEYOR'S NOTES

THE SURVEYOR DID NOT ABSTRACT THE SUBJECT TRACT. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT. THEREFORE THE SURVEYOR CERTIFIES THAT EASEMENTS THAT HE HAS BEEN ADVISED OF HAVE BEEN ADDRESSED HEREON. HOWEVER, THE SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS, RESTRICTIONS OR ENCUMBRANCES (EITHER OF RECORD OR NOT OF RECORD) WHICH MAY AFFECT THE SUBJECT TRACT ARE SHOWN HEREON.

FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NOTE: BY GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN FEMA "OTHER AREAS" ZONE X AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 48090339E, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 28, 2009. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THIS TRACT WILL OR WILL NOT FLOOD, NOR DOES IT CREATE ANY LIABILITY IN SUCH EVENT ON THE PART OF THIS SURVEYOR OR COMPANY.

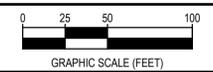
EXPLANATION OF FEMA ZONES:
FEMA "OTHER AREAS" ZONE X = AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SETBACK LINES SHOWN HEREON ARE BASED UPON CITY OF TEMPLE ZONING.

THE BEARINGS SHOWN HEREON ARE GRID BEARINGS BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, TEXAS CENTRAL ZONE ACQUIRED FROM GLOBAL POSITIONING SYSTEM OBSERVATIONS AND REFERENCED TO CITY OF TEMPLE MONUMENT 263.

REASON FOR REPLACING THE LOT IS TO DIVIDE INTO TWO LOTS FOR FUTURE DEVELOPMENT.

LOTS - 2
BLOCKS - 1
AREA - 2.562 ACRES



REV	DESCRIPTION	DATE

Walker Partners
ENGINEERS • SURVEYORS
600 AUSTIN AVENUE, SUITE 20 • WACO, TEXAS 76701
PHONE: 1-254-714-1402 • TELE: REGISTRATION NO. 8053
E.P.S.: REGISTRATION NO. 1605260

**LOTS 1 AND 2, BLOCK 1
CRESCENT VIEW COMMERCIAL
PHASE 4**

A REPLAT OF 2.562 ACRES IN THE NANCY CHANCE SURVEY, ABSTRACT NO. 5 IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS
BEING LOT 1, BLOCK 1 OF CRESCENT VIEW COMMERCIAL ACCORDING TO THE PLAT RECORDED IN CABINET C, SLIDE 372-D OF THE PLAT RECORDS OF BELL COUNTY, TEXAS

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY, THAT IT WAS PREPARED FROM AN ACTUAL SURVEY OF THIS PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, AND THAT ALL NECESSARY SURVEY MONUMENTS SHOWN HEREON.

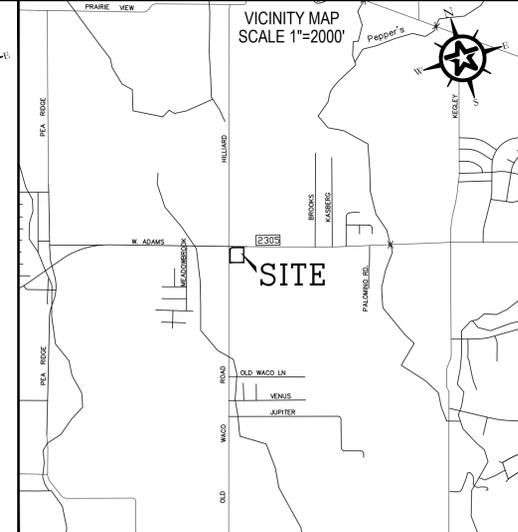
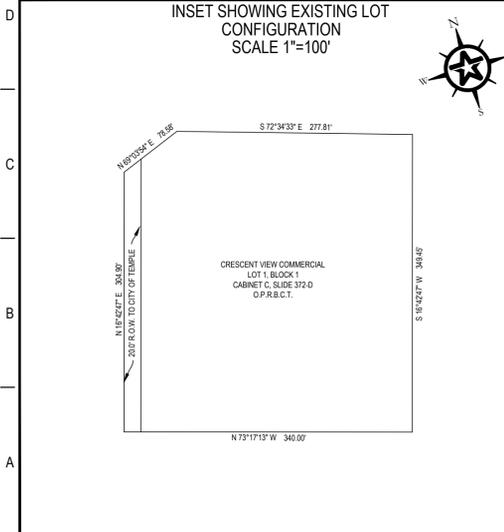
PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

PLAT NUMBER	D1-0317
PROJECT NUMBER	1-03491
DRAWN BY/CHECKED BY	KLS/KRH
FIELD NOTE NO.	FN-01
DRAWING NAME	1-0264 MSTR.DWG
DRAFT DATE	04/19/2015
SHEET NUMBER	



RECORDATION INFORMATION:
PLAT RECORDED IN PLAT YEAR ____ # ____
PLAT RECORDS OF BELL COUNTY, TEXAS

DEDICATION RECORDING #
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS



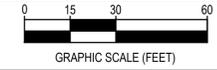
G:\PROJECTS\1-0264\DWG\1-0264 MSTR.DWG - 20150402 - 5/20/2015 2:56:27 PM ksmith 1:1

WASTEWATER NOTES

1. ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), INCLUDING ALL AMENDMENTS ADOPTED THERETO BEFORE THE DATE OF APPROVAL OF THESE PLANS, AND IN ACCORDANCE WITH THE STANDARD DRAWINGS OF THE CITY OF TEMPLE, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL COMPLY WITH ALL CURRENT O.S.H.A. REQUIREMENTS REGARDING TRENCH SAFETY AND SHORING.
3. CONTRACTOR SHALL COMPLY WITH ALL T.C.E.Q. RULES FOR UTILITY LINE LOCATIONS IN ACCORDANCE WITH 30 TAC 217.
4. ALL WASTEWATER MAINS SHALL BE SDR-26 P.V.C. PIPE UNLESS OTHERWISE NOTED.
5. ALL MATERIALS USED IN WASTEWATER SYSTEM CONSTRUCTION SHALL BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
6. UTILITIES HAVE BEEN LOCATED BY RECORD DRAWINGS AND VISIBLE APPURTENANCES. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.

WATER NOTES

1. ALL WORK DETAILED ON THESE PLANS SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (LATEST EDITION), INCLUDING ALL AMENDMENTS ADOPTED THERETO BEFORE THE DATE OF APPROVAL OF THESE PLANS, AND IN ACCORDANCE WITH THE STANDARD DRAWINGS OF THE CITY OF TEMPLE, UNLESS OTHERWISE NOTED.
2. CONTRACTOR SHALL COMPLY WITH ALL CURRENT O.S.H.A. REQUIREMENTS REGARDING TRENCH SAFETY AND SHORING.
3. CONTRACTOR SHALL COMPLY WITH ALL T.C.E.Q. RULES FOR UTILITY LINE LOCATIONS IN ACCORDANCE WITH 30 TAC 290.
4. ALL WATER MAINS SHALL BE C900 P.V.C. PIPE UNLESS OTHERWISE NOTED.
5. ALL MATERIALS USED IN WATER SYSTEM CONSTRUCTION SHALL BE APPROVED BY THE DIRECTOR OF PUBLIC WORKS.
6. UTILITIES HAVE BEEN LOCATED BY RECORD DRAWINGS AND VISIBLE APPURTENANCES. CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS BEFORE CONSTRUCTION BEGINS.
7. EXISTING FIRE HYDRANTS SHOWN ARE APPROXIMATE LOCATIONS.



REV.	DESCRIPTION	DATE

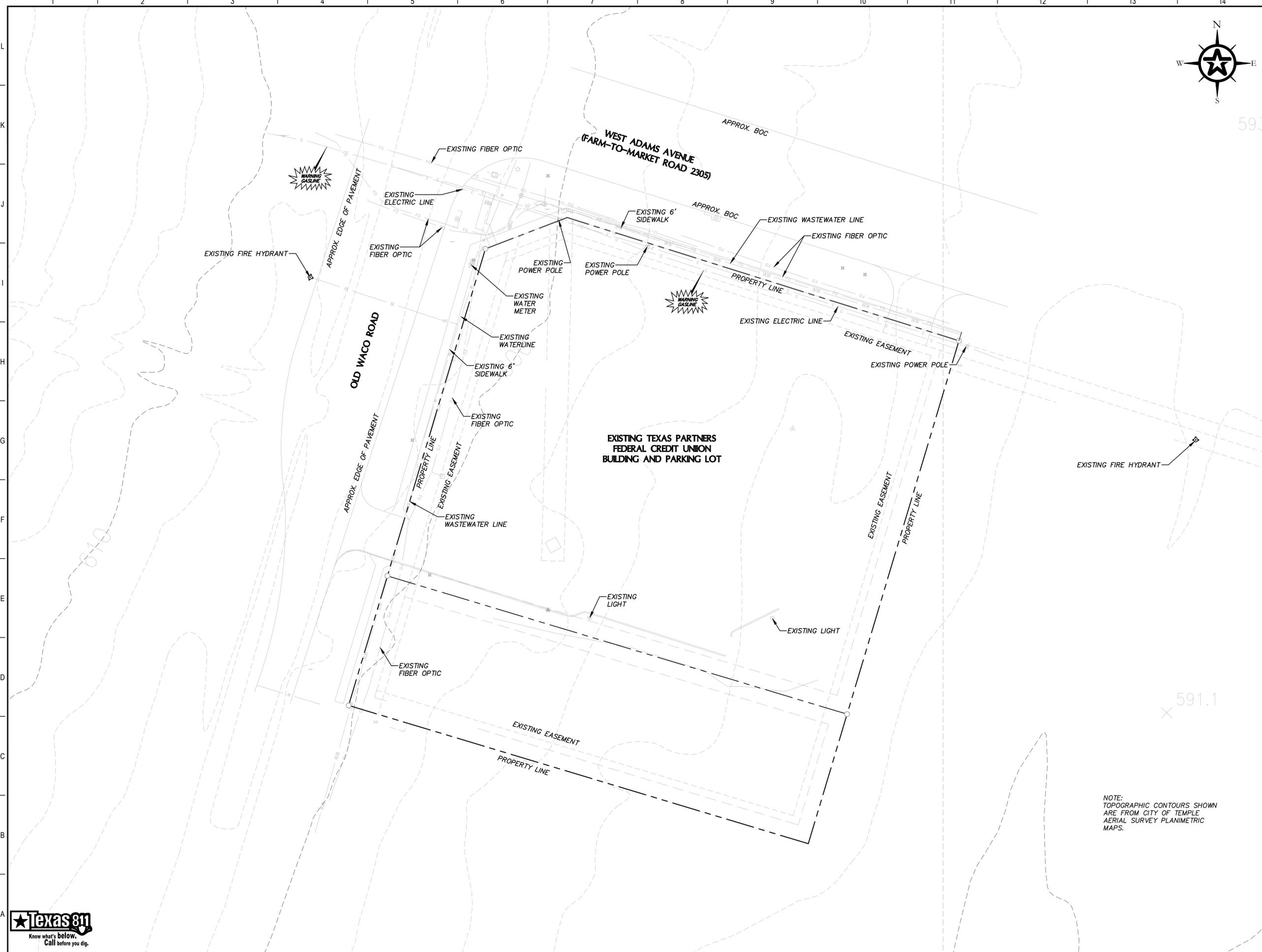


**TEXAS PARTNERS
FEDERAL CREDIT UNION**
LOT 1, BLOCK 1, CRESCENT
VIEW COMMERCIAL

PRELIMINARY UTILITY MAP FOR
PLATTING

5-14-2015 *Nicholas L. Kohel, P.E.*

	DATE	NICHOLAS L. KOHEL
	DESIGNED	NLK
	DRAFTED	KAS
	CHECKED	NLK
PROJECT NO.		1-02641
DRAWING NO.		C200



NOTE:
TOPOGRAPHIC CONTOURS SHOWN
ARE FROM CITY OF TEMPLE
AERIAL SURVEY PLANIMETRIC
MAPS.



G:\PROJECTS\1-02641\DWG\1-02641 UTILITIES.DWG, C200 PRELIMINARY UTILITY MAP FOR PLATTING, 5/14/2015 2:33:01 PM, nkobel

Site & Aerial Photos



Site: Looking south toward Lot #2 from Old Waco Road (Driveway for Texas Partners Federal Credit Union) (GR)



Aerial: Google Earth Image (GR)



PLANNING AND ZONING COMMISSION AGENDA ITEM

6/15/15
Workshop Agenda

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

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

Future Commission Projects	Status	Applicant
P-FY-14-36 - Consider and recommend action on the final plat of Phillips Addition, a 0.82, 1-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, situated in the George Lindsey Survey, Abstract 513, in Bell County, Texas, located on the west side of Brown Lane, south of FM 2305, in Temple's western Extra-Territorial Jurisdiction (ETJ).	P&Z 7/06/15	All County Surveying
P-FY-15-27 - Consider and take action or (and recommend action on the Final Plat of Legacy Ranch Phase Two, a 78.07 +/- acre, 156 lot, 8 block residential plat with 3 non-residential tracts (lots) subdivision, located at the northwest corner of FM 93 and FM 1741 (South 31st Street).	DRC 5/04/15 Awaiting revisions from Applicant	All County Surveying
P-FY-15-28 - Consider and take action on the Final Plat of Heritage Crossing, a 9.587 +/- acre, 5-lot, 1 block, non-residential subdivision, located at the northeast corner of West Adams Avenue and Research Parkway, situated in the Nancy Chance Survey, Abstract No. 5, City of Temple, Bell County, Texas.	DRC 5/04/15 Awaiting revisions from Applicant	Turley Associates
P-FY-15-29 - Consider and take action on the Final Plat of 438 Loop Addition, a 5 +/- acre 3-lot, 1-block residential subdivision situated in the U. Holbrook survey, Abstract 1010, Bell County, Texas, located on the east side of 438 Loop, in Temple's Extra Territorial Jurisdiction.	DRC 5/18/15	All County Surveying
P-FY-15-31 - Consider and take action on the Final Plat of Tutor Subdivision, a 2.727, 2-lot, 1- block subdivision, being a tract of land in the I. & G. N. R. R. Survey, Abstract No. 958, Bell County, Texas, located at 7301 FM 2086, in Temple's Eastern E.T.J.	DRC 6/01/15 Awaiting Revisions from applicant	Cathy Kohn

P-FY-15-32 - Consider and take action on the Final Plat of West Adams Addition Phase III, a 24.257 +/- acre 4-lot, 1- block, non-residential subdivision situated in the Nancy Chance Survey, Abstract 5, Bell County, Texas, located southwest of the intersection of West Adams Avenue and South Kegley Road.	DRC 6/01/2015	All County Surveying
P-FY-15-33 - Consider and take action on the Amending Plat of Lots 18,45,47,48,49,58,62 & 70, Block 1 and Lots 1 and 6, Block 2, The Meadows At Creekside, located north of Case Road.	Administratively Approved	Turley Associates
Z-FY-15-22 - Hold a public hearing to discuss and recommend action on a rezoning from Multiple Family Two District (MF2) to Neighborhood Service District (NS) on Lot 4, Block 3, The Groves At Lakewood Ranch Phase I, on the west side of Clinite Grove Boulevard and bordered on the west by Starlight Drive.	PZC 7/06/15	John Kiella
P-FY-15-34 - Hold a public hearing to discuss and take action on the Final Plat of Woodbridge Phase V Replat of Lots 13-16, Block 1, Woodbridge Creek Phase V Amending Plat, located at the end of Park Place Lane.	Minor Plat tentatively scheduled for 6/22/15 DRC (if needed)	All County Surveying

City Council Final Decisions	Status
Z-FY-15-14: Consider adopting an ordinance authorizing a Conditional Use Permit for a Paint Shop/General Contractor facility on Lot 2, Block, Trnum Subdivision Phase VIII, located at 5806 South General Bruce Drive.	APPROVED at 2 nd Reading on June 4, 2015

P&Z COMMISSION ATTENDANCE

2015																
	Jan 5	Jan 20	Feb 2	Feb 17	Mar 2	Mar 16	Apr 6	Apr 20	Apr 27 Spec Mtg	May 4	May 18	June 1	June 15	P	A	
James Staats	P	No Meeting Held	P	P	P	P	P	No Meeting Held	P	P	P	P		10		
Blake Pitts	P		P	A	P	P	P		P	P	A	P	P		8	2
Patrick Johnson	P		P	P	A	P	P		P	P	A	P	P		8	2
Omar Crisp	P		P	A	P	A	P		P	P	P	P	P		8	2
David Jones	P		P	A	P	P	P		P	P	P	A	P		8	2
Greg Rhoads	P		P	P	P	A	P		P	P	A	P	P		8	2
Will Sears	P		A	P	A	A	P		P	A	A	P	A		4	6
Lester Fettig	P		P	P	P	A	P		P	P	P	P	A		8	2
Tanya Mikeska-Reed	A		A	P	P	P	A		A	P	A	P	A		5	5

	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