

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
PLANNING CONFERENCE ROOM  
APRIL 4, 2016, 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, April 4, 2016.
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 (if any) to the Unified Development Code (UDC).

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
CITY COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR  
APRIL 4, 2016, 5:30 P.M.  
REGULAR MEETING AGENDA**

1. \_\_\_\_\_ Invocation
2. \_\_\_\_\_ Pledge of Allegiance

**A. CONSENT ITEMS**

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

**Item 1:** [Approval of Minutes](#): Work session and the regular meeting of March 21, 2016.

**B. ACTION ITEMS**

**Item 2:** [Z-FY-16-18](#) – Hold a public hearing to consider and recommend action on a Conditional Use Permit (CUP) to allow a restaurant where less than 50% of the total gross revenue may be from the sale of all alcoholic beverages with on-premise consumption on Lot 1, Block 1, of the proposed Highline Addition subdivision, located on the north side of Scott Blvd, west of its intersection with South 31st Street.

**Item 3:** [Z-FY-16-19](#) - Hold a public hearing to discuss and recommend action on a rezoning from Agricultural (AG) to Light Industrial (LI), on 282.73 +/- acres of land, recently annexed into the City of Temple by Ordinance No. 2015-4733,

located to the south of Little Flock Road and to the west of Bob White Road.  
***(Request to postpone until the April 18, 2016 P&Z meeting to add a Conditional Use Permit to the request and to revise the public notification accordingly).***

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.templetx.gov>. Please contact the City Secretary's Office at 254-298-5700 for further information.

The agenda for this meeting was posted on the bulletin board at the Municipal Building in compliance with the Open Meetings Law at 3:00 PM on March 31st, 2016.



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Lacy Borgeson  
City Secretary

I certify that this Notice of Meeting Agenda was removed by me from the outside bulletin board in Front of the City Municipal Building at \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 2016.

\_\_\_\_\_ Title: \_\_\_\_\_

**PLANNING AND ZONING COMMISSION  
MARCH 21, 2016  
5:30 P.M.**

**PLANNING AND ZONING MEMBERS PRESENT**

Vice-Chair Patrick Johnson

**COMMISSIONERS:**

Lydia Alaniz  
Greg Rhoads  
Lester Fettig

Blake Pitts  
Omar Crisp

**PLANNING AND ZONING MEMBERS ABSENT:**

Tanya Mikeska-Reed  
Will Sears

David Jones

**STAFF PRESENT:**

Brian Chandler, Director of Planning  
Trudi Dill, Deputy City Attorney  
Tammy Lyerly, Senior Planner  
Leslie Evans, Planning Technician  
Kelli Tibbit, Administrative Assistant

**The agenda for this meeting was posted on the bulletin board at the Municipal Building, March 17, 2016 at 3:00 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.*

Vice-Chair Johnson called Meeting to Order at 5:36 P.M.

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

**A. CONSENT ITEMS**

**Item 1: Approval of Minutes:** Work session and the regular meeting of March 7, 2016.

Approved by general consent.

**B. ACTION ITEMS**

**Item 2: Z-FY-16-17** – Hold a public hearing to discuss and recommend action on a rezoning from Agricultural (AG) District to AG and Commercial (C), 1.8 +/- acres out of 6.97 acres, Nancy Chance Survey, Abstract No. 5 in the City of Temple, Bell County,

Texas, at 3404 South Kegley Road, located between Kegley Lane and South Kegley Road, north of Charter Oak Drive.

Ms. Tammy Lyerly, Senior Planner, stated this item is scheduled to go forward to City Council for first reading on April 21, 2016 and second reading on May 5, 2016.

The rezoning request is for the Federal Express (FedEx) building and its parking lot from Agricultural (AG) District to Commercial (C). South Kegley Road lies to the east and Kegley Lane lies to the west. The subject property is surrounded mostly by AG with some General Retail (GR) to the south.

The existing FedEx business is classified in the Unified Development Code (UDC) Land Use Chart as a "Distribution Center", which requires at least a Commercial District zoning designation.

This property is associated with a proposed plat called Kegley Crossing Addition (P-FY-16-23), currently going through the platting process.

The Future Land Use and Character Map designate this property as Auto-Urban Commercial which is intended for areas of commercial use and supports the zoning request.

The Thoroughfare Plan classifies South Kegley Road as a proposed collector and Kegley Lane as a local street. A community wide trail is proposed for the area.

It was discovered through the platting process that Kegley Lane does not have the minimum 50 foot right-of-way for a local street and will be addressed on the plat. Typically this leads to dedication of right-of-way.

The Citywide Trails Master Plan requires a six-foot to eight-foot wide sidewalk along South Kegley Road. Collectors usually require width at least four-foot wide. Upsizing participation of the sidewalk with the City will be discussed during the platting process.

Water and sewer facilities are available to serve the property.

Surrounding properties include undeveloped property to the north, In-House Security to the east and In-House Security also owns the property to the south, and the back portion of FedEx along with undeveloped property to the west.

Several allowed and prohibited uses are given along with development standards for the C District.

The zoning request complies with the Future Land Use and Character Map, the Thoroughfare Plan, is compatible with surrounding uses and zoning, and public facilities are available to serve the property.

Six notices were mailed out with three returned in favor of the request and zero returned in opposition.

Staff recommends approval of the rezoning request from AG to C District for the subject property.

When asked about the sidewalk, Mr. Brian Chandler, Director of Planning, responded that the existing facility would not be required to do a sidewalk; it would only be done upon redevelopment.

Vice-Chair Johnson opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Pitts made a motion to approve Item 2, **Z-FY-16-17**, as presented, and Commissioner Rhoads made a second.

*Motion passed: (6:0)*

Chair Jones and Commissioners Sears and Mikeska-Reed absent

There being no further business, the meeting was adjourned at 5:50 p.m.

Respectfully submitted,  
Leslie Evans

**PLANNING AND ZONING COMMISSION  
MONDAY, MARCH 21, 2016  
5:00 P.M.  
WORK SESSION**

**PLANNING AND ZONING MEMBERS PRESENT**

Vice-Chair Patrick Johnson

**COMMISSIONERS:**

Lydia Alaniz  
Greg Rhoads  
Lester Fettig

Blake Pitts  
Omar Crisp

**PLANNING AND ZONING MEMBERS ABSENT:**

Tanya Mikeska-Reed  
Will Sears

David Jones

**STAFF PRESENT:**

Brian Chandler, Director of Planning  
Trudi Dill, Deputy City Attorney  
Tammy Lyerly, Senior Planner  
Mark Baker, Senior Planner  
Dessie Redmond, 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, Vice-Chair Johnson opened the work session at 5:03 p.m. and asked Mr. Brian Chandler, Director of Planning, to proceed.

Ms. Tammy Lyerly, Senior Planner, stated the Federal Express building for Item 2 on the agenda is currently zoned AG and the property owner would like to bring the Fed Ex building under Code with the zoning. Typically, a rezoning means something will be done with the property.

Item 2, Z-FY-16-10, from the March 7<sup>th</sup> P&Z meeting will be going to City Council on April 7<sup>th</sup> with the revised scope based on the P&Z recommendation. A joint workshop is anticipated with both P&Z and City Council to discuss the code amendments for the I-35 Overlay.

Brief discussion about a P&Z representative attending City Council meetings.

Brief discussion regarding current projects in Temple.

Mr. Chandler quickly covered the Director's Report.

There were no road updates; however, Mr. Chandler informed the Commission the City would build a sidewalk on the west side of South Pea Ridge Road up to Adams Avenue from Pirtle Elementary with crosswalks, pedestrian signals, etc. and should be completed by early Fall.

Brief discussion regarding Reinvestment Zone.

Mr. Chandler informed the Commission that Payday Lenders amendment was adopted by City Council with a three month grace period that ended on March 17<sup>th</sup>. The three month grace period was to allow the transition before the standards went into effect. Waco was the model city for this amendment change.

Some proposed duplex standards were discussed and Mr. Chandler stated TABA is aware they are in the works for future discussions. One area of concern is where should duplexes be located and the possibility of limiting them in Commercial districts. From a land use perspective, duplexes are allowed in a lot of districts. If they were allowed by right on smaller lots in 2F districts, there are many 2F districts, primarily in the older parts of town in all directions. A lot of those neighborhoods have 50 foot lots and duplexes require 60 foot lots.

Mr. Chandler has been working with some of the duplex builders to provide some concepts that should not be too cost prohibitive that essentially are already being used in some duplexes. This will be presented to P&Z Commissioners at the appropriate time.

On the other hand, Staff wants to look at this comprehensively in terms of allowing duplexes by right even in some neighborhoods that are zoned for duplex but single family in nature. What would it take to buffer duplexes to be compatible with single family homes on either side?

Duplexes are allowed in the some of the commercial districts such as O-1, GR, and C. For mixed use districts perhaps adding a PD or mixed use base zoning district would help, unless it is downtown which would provide more flexibility.

Mr. Chandler with discuss this issue further with the City Manager and bring an update back to the P&Z Commission at another meeting.

There being no further business, Vice-Chair Johnson closed the meeting at 5:31 P.M.



## PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

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04/04/2016  
Item #2  
Regular Agenda  
Page 1 of 3

**APPLICANT / DEVELOPMENT:** Bobby Cox Companies, Inc. (On behalf of Highline Temple 39 Ltd.)

**CASE MANAGER:** Mark Baker, Senior Planner

**ITEM DESCRIPTION:** Z-FY-16-18: Hold a public hearing to consider and recommend action on a Conditional Use Permit (CUP) to allow a restaurant where less than 50% of the total gross revenue may be from the sale of all alcoholic beverages with on-premise consumption on Lot 1, Block 1, of the proposed Highline Addition subdivision, located on the north side of Scott Blvd, west of its intersection with South 31st Street.

**STAFF RECOMMENDATION:** Based on the following analysis that:

1. The project has demonstrated compliance with the specific standards in Unified Development Code (UDC) Section 5.3.15;
2. The project has demonstrated compliance to Chapter 4 of the City of Temple Code of Ordinances related to alcoholic beverages; and
3. The request is compatible with existing adjacent and anticipated retail and service uses.

Staff recommends approval of the requested Conditional Use Permit to allow establishments where less than 50% of the total gross revenue may be from the sale of all alcoholic beverages with on-premise consumption, subject to the following conditions:

1. That the sale of alcoholic beverages be restricted to on-premise consumption only, contained within the developed site of Lot 1, Block 1 of the Highline Addition subdivision, located on Scott Blvd, west of its intersection with South 31<sup>st</sup> Street;
2. The use is subject to compliance to Chapter 4 of the City Code of Ordinances related to alcoholic beverages; and
3. That the Conditional Use, complies with UDC Section 5.3.15 related to all alcoholic beverage sales with on-premise consumption.

**ITEM SUMMARY:** The applicant, Bobby Cox Companies on behalf of Highline Temple 39, Ltd., requests a Conditional Use Permit to allow the sale of less than 50% of the total gross revenue being from the sale of all alcoholic beverages with on-premise consumption only. Although the proposed

use includes a drive-thru, the approval would not permit sale of alcoholic beverages at the drive-thru, such as sales with a package store. This request is for a proposed Rosa's Café restaurant on Lot 1 of the proposed Highline Addition subdivision, located on the north side of Scott Blvd, west of its intersection with South 31<sup>st</sup> Blvd.

**BACKGROUND:** The 2.27 +/- acre subject property is within Lot 1 of the proposed Highline Addition subdivision (attached). The Highline Addition subdivision is within the 40.389 +/- acre mixed use development known as "The District", which was rezoned on February 4, 2016, by Ordinance 2016-4749, to Planned Development - Temple Medical Education District (TMED) with an underlying transect zone designation of T-5C. Discussion related to Comprehensive Plan compliance was addressed during the related analysis of that request. Specific to this request, a restaurant that generates less than 50% of its total gross revenue from the sale of all alcoholic beverages is a compatible use subject to approval of a Conditional Use Permit. The use as a restaurant with on-premise consumption of all alcohol is compatible with the anticipated retail and service uses to be developed within "The District" and the surrounding area along South 31<sup>st</sup> Street

Although not part of this request, it is noteworthy that included with Ordinance 2016-4749, exceptions to site plan standards were granted by City Council. Compliance to both Ordinance 2016-4749 as well as the Ordinance for the Conditional Use Permit will be confirmed during the review of the building permit.

Section 5.3.15 of the Unified Development Code provides for multiple performance standards related to the provision of a Conditional Use Permit for the on-premise sale of alcoholic beverages. Some of which include, but not limited to:

- *The permittee must comply with applicable licensing and permit provisions of the Alcoholic Beverage Code within 6 months from the date of the issuance of the Conditional Use Permit, such limitation in time being subject to City review and possible extension,*
- *The permittee must demonstrate that the granting of the permit would not be detrimental to the public welfare of the Citizens of the City,*
- *The permittee must, at all times, provide an adequate number of employees for security purposes to adequately control the establishment to prevent incidents of drunkenness, disorderly conduct and raucous behavior. The permittee must consult with the Chief of Police, who acts in an advisory capacity, to determine the number of qualified employees necessary to meet such obligations.*

*Additionally, the UDC states:*

*The City Council may deny or revoke a Conditional Use Permit in accordance with UDC Section 3.5 if it affirmatively determines that the issuance of the permit is:*

- a. Incompatible with the surrounding uses of property; or*
- b. Detrimental or offensive to the neighborhood or contrary to the health, safety and general welfare of the City and its inhabitants, and*
- c. Per UDC Section 3.5.5, the Planning & Zoning Commission may recommend and the City Council may impose additional conditions of approval.*

Adherence to UDC Section 5.3.15 in its entirety is included by reference in the Ordinance as conditions of approval. A Conditional Use Permit runs with the property and a change in ownership or change in the lessee does not affect the Conditional Use Permit.

Further, UDC Section 5.3.15B provides standards for all establishments with alcoholic beverage sales with on-premise consumption that is less than 75% of the gross total revenue. The standards include a distance requirement of not being within 300 feet of a place of worship, public school or public hospital as well as how the distance is measured. None of the identified uses are within 300 feet of the proposed restaurant. However, it is noteworthy of mentioning that the existing Scott & White Hospital is located more than 1,000 feet to the east across South 31<sup>st</sup> Street.

Lastly, Chapter 4 of the City of Temple Code of Ordinances reiterates state laws for distancing with regard to alcohol sales and on-premise consumption. Compliance to Chapter 4 standards are required and are included as a condition.

**DEVELOPMENT REVIEW COMMITTEE (DRC):** The DRC reviewed the proposed Highline Addition subdivision on March 24, 2016. No compatibility issues were identified during the review. The plat will proceed to the Planning & Zoning Commission when deemed administratively complete.

**PROPOSED CITY COUNCIL MEETING SCHEDULE:** This Conditional Use Permit is scheduled for 1st Reading on May 5, 2016 and a 2nd Reading for May 19, 2016.

**PUBLIC NOTICE:** Owners of forty-six (46) properties within 200-feet of the subject property, were sent notice of the public hearing as required by State law and City Ordinance. As of Thursday March 31, 2016 at 3:00 PM, one notice in agreement has been received. Staff will provide an update relative to late responses, if necessary.

The newspaper printed notice of the public hearing on March 24, 2016, in accordance with state law and local ordinance.

**FISCAL IMPACT:** Not Applicable

**ATTACHMENTS:**

Chapter 4 – Code of Ordinances – Alcoholic Beverages  
Ordinance 2016-4749  
Site and Surrounding Property Photos  
Highline Addition subdivision - Final Plat  
Aerial Map / Location Map  
Rosa's Cafe (Site Plan) (Exhibit A)  
Zoning Map / Notification Map  
Returned Property Notices

## **Chapter 4**

### **ALCOHOLIC BEVERAGES**

#### **ARTICLE I. EXTENDED HOURS**

##### **Sec. 4-1. Extended hours.**

The City of Temple is an “extended hours area” as that term is defined in the Texas Alcoholic Beverage Code. (Ref. V.T.C.A., Alcoholic Beverage Code § 105.06)

#### **ARTICLE II. SPACING**

##### **Sec. 4-2. Sales near school, church or hospital.**

It is an offense for any person to sell alcoholic beverages at a place of business which is within 300 feet of a church, public school or public hospital. (Ref. V.T.C.A., Alcoholic Beverage Code § 109.33)

##### **Sec. 4-3. Measurement for church or public hospital.**

The measurement of the distance between the place of business where alcoholic beverages are sold and the church or public hospital shall be along the property lines of the street fronts and from front door to front door, and in a direct line across intersections.

##### **Sec. 4-4. Measurement for public school.**

The measurement of the distance between the place of business where alcoholic beverages are sold and the public school shall be:

(a) in a direct line from the property line of the public school to the property line of the place of business, and in a direct line across intersections; or

(b) if the permit or license holder is located on or above the fifth story of a multistory building, in a direct line from the property line of the public school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permit or license holder is located.

**Sections 4-5 through 4-10 reserved.**

### ARTICLE III. LICENSE AND PERMIT FEES

#### **Sec. 4-11. Alcoholic beverage license and permit fees.**

A license fee and permit fee is levied in the amount of one-half of the state license and permit fees for each permit issued for premises located within the City, except for permits that are exempted from municipal fees. The city license and permit fees shall be paid to the City at the same time that the state license and permit fees are paid to the state. (Ref. V.T.C.A. Alcoholic Beverage Code § 11.38, § 61.36.

#### **Sec. 4-12. Display.**

It is an offense for any person licensed under this article to fail to display ~~such~~ the City license and keep the same displayed in a conspicuous place in the place of business licensed.

**Sections 4-13 through 4-20 reserved.**

### ARTICLE IV. SALE OF ALCOHOLIC BEVERAGES ON CITY PROPERTY

#### **Sec. 4-21. Sale of alcoholic beverages on city property prohibited except where specially permitted.**

(a) **City Property.** It shall be unlawful for any person to sell alcoholic beverages in any public park of the city, or on or in other publicly owned property, save and except that the city and concessionaires or caterers having a contract with the city to sell alcoholic beverages at the Frank W. Mayborn Civic and Convention Center, Santa Fe Depot, and at Sammons Park, if properly licensed, may sell alcoholic beverages upon the premises of the civic and convention center, depot, and within the Sammons Park Restaurant, Clubhouse, and deck exclusively. The city manager or his designee may authorize a special event permit for the sale of alcoholic beverages on city property other than a city park.

(b) **Criteria for Permits.** The City Council shall from time to time by resolution establish criteria for special event permit applications and approvals under this section.

(Ordinance No. 2009-4323, 11-05-09)

ORDINANCE NO. 2016-4749

(PLANNING NO. Z-FY-16-03)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING REZONING FROM T4 TO PD-T5-e AND FROM T5-c TO PD-T5-c TO ACCOMMODATE A COMBINATION OF MULTIPLE-FAMILY AND NONRESIDENTIAL DEVELOPMENT ON APPROXIMATELY 40.389 ACRES OF LAND IN THE TEMPLE MEDICAL AND EDUCATIONAL DISTRICT, BEING A PART OF THE REDDING ROBERTS SURVEY, ABSTRACT NO. 692, BELL COUNTY, TEXAS, LOCATED AT THE NORTHWEST CORNER OF SOUTH 31<sup>ST</sup> STREET AND SCOTT BOULEVARD; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

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**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, THAT:**

**Part 1:** The City Council approves rezoning from T4 General Urban Zone to Planned Development T5e-Neighborhood Edge Zone (PD-T5-e) and from T5-c Urban Center Zone (T5-c) to Planned Development T5-c Urban Center Zone (PD-T5-c) to accommodate a combination of multiple-family and nonresidential development in the Temple Medical and Educational District (TMED) on approximately 40.389 acres of land, being a part of the Redding Roberts Survey, Abstract No. 692, Bell County, Texas, located at the northwest corner of South 31<sup>st</sup> Street and Scott Boulevard, and more particularly described in Exhibit A.

**Part 2:** The City Council approves the PD-T5-e and PD-T5-c districts described in Exhibit A, subject to applicable TMED standards, with the exceptions and conditions listed as follows:

**Multiple-Family Phase (PD-T5-e) Exceptions:**

1. Setback Dimensional Standards (Sec. 6.3.5.B)
  - a. Maximum 12' front yard setback and maximum 30' side yard setback are waived to allow the configuration shown in Exhibit B, Site/Landscaping Plan.
2. Building Configuration (Sec. 6.3.5.D)
  - a. Minimum 14' building story height is reduced to 10'6".
3. Alleys (Sec. 6.3.8.3.b)
  - a. Requirement for parking areas and garages to be accessed by rear alleys is waived.
4. Public Frontage Standards (Sec. 6.3.11.B.5)
  - a. Six-foot street yard planting strip may be located behind the 6' sidewalk to accommodate utilities.
5. Materials Required (Sec. 6.3.13.B)
  - a. The limit of 20% cementitious siding per façade plane is waived to allow materials as shown in Exhibit C, Apartment Elevations.

6. Building Design (Sec. 6.3.13.D)
  - a. Minimum 5:12 roof pitch is reduced to 4:12.
7. Parking and Garage Standards (Sec. 6.3.14)
  - a. Minimum of 1 enclosed garage space per 2 units is reduced to 1 space per 3.25 units.
8. Private Property Common Area Standards (Sec. 6.3.15.E)
  - a. The multiple-family phase will provide the alternative amenities listed as follows: new trees, swimming pool, grill house, pool water feature, dog wash station, benches, trail, club house, office center, and exercise facility.

**Multi-Family Phase (PD-T5-e) Conditions:**

1. Private Property Common Area Standards (Sec. 6.3.15.E)
  - a. The multiple-family development will include approximately 22,826 sf of common area, exceeding the required minimum area of approximately 18,600 sf.
2. Development must achieve substantial compliance with the approved plans shown in Exhibits B, C, and D.
3. The Planning Director is authorized to approve minor changes. Substantial changes require approval by City Council.

**Nonresidential Phase (PD-T5-c) Exceptions:**

1. Setback Dimensional Standards (Sec. 6.3.5.B)
  - a. Maximum 12' front yard setback is waived to allow configurations shown in Exhibit B, Site/Landscaping Plan.
2. Building Configuration (Sec. 6.3.5.D)
  - a. Two-story minimum building height is waived.
3. Use Standards (Sec. 6.3.6.D)
  - a. Prohibition of commercial surface parking lot is waived.
  - b. Prohibition of drive-through lane for restaurant is waived for Tracts 1, 2, 4, 5 and 6.
4. Specific Use Standards (Sec. 6.3.6.E)
  - a. Development may exceed maximum 10,000 sf gross floor area.
5. Block Perimeter (Sec. 6.3.7.C)
  - a. Maximum block perimeter standard of 2,000 sf is waived.
6. Parking Lot Landscaping (Sec. 6.3.10.D)
  - a. Requirement for one landscape parking island per 10 parking spaces is reduced to one island per 12 spaces.
7. Parking Lot Screen (Sec. 6.3.10.E)
  - a. Parking lot screening is waived.
8. Public Frontage Standards (Sec. 6.3.11)
  - a. Trees may be clustered instead of being regularly spaced. (Sec. 6.3.11.D.1)
  - b. Six-foot street yard planting strip may be located behind the 8' sidewalk. (Sec. 6.3.11.D.2)
  - c. Requirement for groundcover in street yard planting strip is waived. (6.3.11.D.2)
9. Architectural Standards (Sec. 6.3.13.D)
  - a. For horizontal articulation, the minimum offset per 50' building façade length is reduced from 5' to 2'.
  - b. Windows and doors for transparency are waived for public-facing façades for the hotel site.

## 10. Signage (Sec. 6.3.16.C)

### a. Wall Signs

- i. Multi-tenant signs are limited to 1 wall sign per façade of tenant's premises (3' tall x 80% of maximum of façade length of tenant space).
- ii. Single-tenant signs are limited to 1 wall sign per façade (sign area not to exceed 25% of elevation area).

### b. Monument Signs

- i. One 25' tall project multi-tenant monument sign is allowed at the South 31st Street entrance.
- ii. One 20' tall multi-tenant monument sign is allowed at the West Avenue T entrance, and one 20' tall multi-tenant monument sign is allowed at the Scott Boulevard entrance.
- iii. No more than 1 single-tenant or multi-tenant 10' tall monument sign is permitted for each individual lot.

### c. Approved sign standards are illustrated in Exhibit D, Wall Sign Specifications and Monument Sign Elevations.

### **Nonresidential Phase (PD-T5-c) Conditions:**

1. Each restaurant with a drive-through lane must provide at least 150 sf of outdoor dining space.
2. For buildings located at public street corners (on Tracts 1 and 4):
  - a. The building must have a parapet or vertical roof element that is at least 3' higher than the top of parapet height or roof height.
  - b. The length of the parapet or roof element must be at least 15% of the length of the façade on the side of the building that has the main entrance.
3. Multi-tenant project signs may not exceed 25' in height.
4. Development must achieve substantial compliance with the approved plans shown in Exhibits B, C, and D.
5. The Planning Director is authorized to approve minor changes. Substantial changes require approval by City Council.

**Part 3:** The City Council directs the Director of Planning to make the necessary changes to the City Zoning Map.

**Part 4:** It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such phrase, clause, sentence, paragraph or section.

**Part 5:** This ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Temple, Texas, and it is accordingly so ordained.

**Part 6:** It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on First Reading and Public Hearing on the **21<sup>st</sup>** day of **January**, 2016.

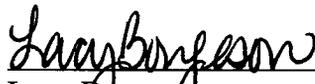
PASSED AND APPROVED on Second Reading on the **4<sup>th</sup>** day of **February**, 2016.

THE CITY OF TEMPLE, TEXAS



\_\_\_\_\_  
DANIEL A. DUNN, Mayor

ATTEST:

  
\_\_\_\_\_  
Lacy Borgeson  
City Secretary

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Kayla Landeros  
City Attorney





OVERALL MASTER PLAN

31st and Scott Boulevard  
Temple, Texas

Job #: 14243.00  
File Name: SP-9 Overall.psd  
Date: 12.01.2015  
Drawn by: JWW



2808 Fairmount Street, Suite 300  
Dallas, Texas 75201 | 214.303.1500

3300 West 7th Street, Suite 110  
Fort Worth, Texas 76104 | 817.303.1500

# Site & Surrounding Property Photos



**Site – Undeveloped (TMED – T5-C)**



**Site (Close-up) – Undeveloped (TMED – T5-C)**



**North: Aerial - Undeveloped – Unplatted Lots within the District (TMED-T5-C & T-4)**



**North: Street-Level - Undeveloped – Unplatted Lots within the District (TMED-T5-C & T-4)**



**South: Hilton Garden Inn (Commercial - C)**



**South: Commercial, Service & Office Uses (Commercial - C)**



**East: Undeveloped portions of the District & Scott & White Hospital  
(Across S. 31<sup>st</sup> St. (TMED – T5-C & SD-H))**



**West: Candlewood Suites Hotel (Commercial - C)**



**West: Candlewood Suites Hotel & Scattered Service Uses (Commercial – C & GR)**

STATE OF TEXAS  
COUNTY OF BELL

HIGHLINE TEMPLE 39, LTD., OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS HIGHLINE ADDITION, A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES AS SHOWN HEREON.

HIGHLINE TEMPLE 39, LTD.

BRIAN LENT, PRESIDENT, MEMBER  
HLDEV, L.L.C.  
GENERAL PARTNER

STATE OF TEXAS

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared BRIAN LENT, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

Notary Public in and for the State of Texas

THE FINAL 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 THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016.

CHAIRPERSON

SECRETARY TO PLANNING & ZONING COMMISSION

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 OWED ON THE PROPERTY DESCRIBED BY THIS PLAT.

DATED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016

BY: \_\_\_\_\_  
BELL COUNTY TAX APPRAISAL DISTRICT

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

JOEL BOCK, P.E. DATE  
REGISTRATION NO. 98441

KNOW ALL MEN BY THESE PRESENTS:

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

LANE KENNEDY, R.P.L.S. DATE  
REGISTRATION NO. 6119

This project is referenced to the City of Temple Coordinate System, referenced in NAD 1983 Central Texas State Plane. All distances are horizontal surface distances and all bearings are grid bearings. All coordinates are referenced to City of Temple Monument No. 3. The theta angle at Monument No. 3 is 01°31'42". The combined correction factor (CCF) is 0.99857. Grid distance = Surface distance X CCF. Geodetic North = Grid North + theta angle. Published City coordinates for City Monument No. 3 are N=10,368,408.891 E.=3,225,333.768 Reference tie from the City Monument No. 3 to the Southwest corner and Point of Beginning of the subject tract is S 71° 22' 44" E, 1,867.79 feet.

Floodplain Notes \*

Based upon what can be scaled from graphics shown on FEMA Flood Insurance Rate (FIRM) Map Number 48027c0355e, Effective date: September 26, 2008, the above shown property does not appear within the 100-Year Flood Plain. This flood statement does not guarantee that flooding will not occur. Nor does it create any liability in such event on the part of this surveyor or company.

Sidewalk Note:

Sidewalks are required along South 31st Street (major arterial) and Scott Boulevard (collector), in accordance with the City of Temple Unified Development Code, Section 6.3 (TMED).

# FINAL PLAT OF HIGHLINE ADDITION

WITHIN THE CITY LIMITS OF TEMPLE, BELL COUNTY, TEXAS

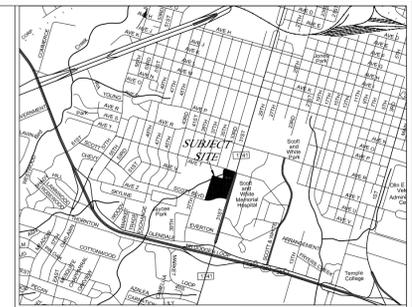
being a part of the REDDING ROBERTS SURVEY, ABSTRACT NO. 692, in Bell County, Texas, and being a part of that 40.389 acre tract conveyed to HIGHLINE TEMPLE 39, LTD., of record in Document No. 2015-18857, Deed Records of Bell County, Texas (DRBCT).

OWNER:

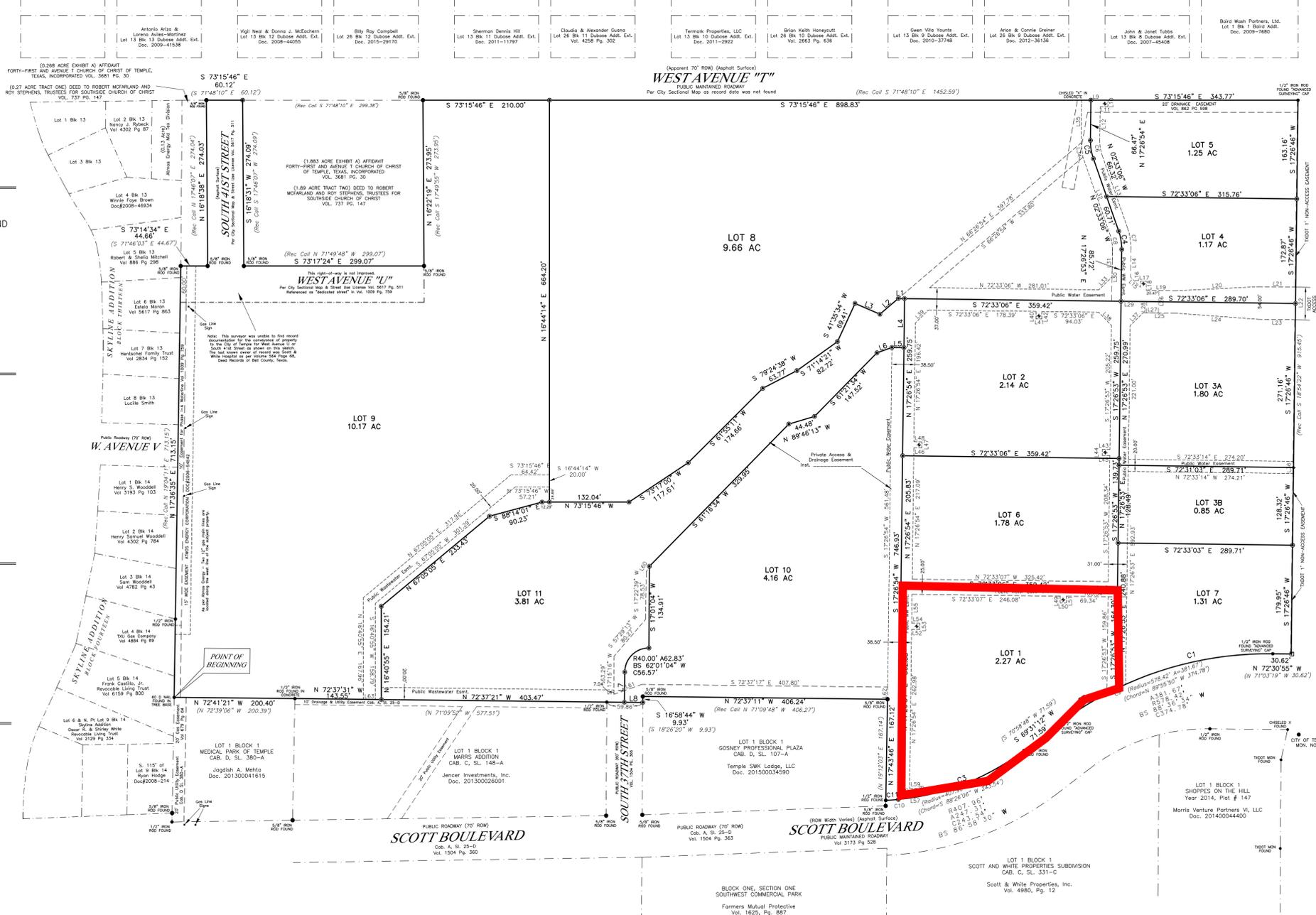
HIGHLINE TEMPLE 39 LTD.  
300 CRESCENT COURT, SUITE 1113  
DALLAS, TEXAS 75201

LOTS - 11  
BLOCKS - 1  
TOTAL ACREAGE - 40.389 ACRES

This plat is to accompany a metes and bounds description of the herein shown 40.389 acre tract.



VICINITY MAP  
1"=3000'



SOUTH 31ST STREET (FM 1741)  
100' WIDE (Surface)  
PUBLIC MAINTAINED ROADWAY  
Vol. 885 Pg. 599

LINE	BEARING	DISTANCE
L1	S 72°33'06" E	10.36'
L2	N 66°26'54" E	40.04'
L3	S 49°59'31" E	44.89'
L4	S 17°26'54" W	81.02'
L5	N 72°33'06" W	20.00'
L6	S 86°57'16" W	26.41'
L7	S 17°22'39" W	50.00'
L8	N 72°38'47" W	30.49'
L9	N 72°33'06" E	43.70'
L10	S 17°26'54" W	10.96'
L11	N 72°33'06" W	12.70'
L12	S 17°26'54" W	55.86'
L13	S 02°33'06" E	127.03'
L14	S 17°26'53" W	45.72'
L15	S 27°33'06" E	23.17'
L16	N 17°26'54" W	10.04'
L17	S 72°33'06" E	10.00'
L18	S 17°26'54" W	15.16'
L19	S 72°33'06" E	48.60'
L20	S 76°04'18" E	138.44'
L21	S 72°33'06" E	61.03'
L22	S 17°26'46" W	54.00'
L23	N 72°33'06" W	61.03'
L24	N 69°01'54" W	138.44'
L25	N 72°33'06" W	53.48'
L26	S 17°26'54" W	37.00'
L27	N 72°33'06" W	20.00'
L28	N 17°26'54" E	18.50'
L29	N 72°33'06" W	57.85'
L30	S 17°26'53" W	85.72'
L31	S 17°26'53" W	45.72'
L32	S 02°33'06" E	135.12'
L33	S 62°26'54" W	30.41'
L34	S 09°01'52" W	23.74'
L35	S 17°26'54" W	70.60'
L36	S 17°19'36" W	9.83'
L37	N 62°26'54" E	30.41'
L38	S 27°33'06" E	30.41'
L39	N 62°26'54" E	30.41'
L40	S 17°26'52" W	12.34'
L41	S 72°33'08" E	10.00'
L42	N 17°26'52" E	12.34'
L43	N 72°33'07" W	12.62'
L44	S 17°26'53" W	10.00'
L45	S 72°33'07" E	12.62'
L46	S 72°33'06" E	13.48'
L47	N 17°38'25" E	10.00'
L48	N 72°21'35" W	13.52'
L49	S 16°44'41" W	11.06'
L50	S 73°15'19" E	10.00'
L51	N 16°44'41" E	10.93'
L52	S 72°21'35" E	13.64'
L53	N 17°38'25" E	10.00'
L54	N 72°21'35" W	13.68'
L55	N 17°26'54" E	47.86'
L56	N 17°26'54" E	6.17'
L57	S 72°21'35" E	13.64'
L58	N 17°38'25" E	10.00'
L59	N 72°21'35" W	13.68'
L60	S 46°45'01" W	10.32'
L61	N 87°22'43" E	49.62'
L62	S 17°26'54" W	20.00'
L63	N 72°38'18" W	20.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	578.42'	268.57'	266.16'	N 85°47'21" W	26.36°12"
C2	578.42'	113.10'	112.92'	S 75°18'29" W	111°12'01"
C3	407.96'	226.43'	223.53'	S 85°30'50" W	31°48'01"
C4	88.00'	30.72'	30.56'	N 07°26'54" E	19°59'59"
C5	88.00'	30.72'	30.56'	N 07°26'54" E	20°00'00"
C6	72.50'	25.31'	25.18'	S 07°26'54" W	20°00'00"
C7	103.50'	36.13'	35.94'	S 07°26'54" W	19°59'59"
C8	72.50'	25.31'	25.18'	S 07°26'54" W	19°59'59"
C9	578.40'	34.66'	34.65'	S 80°53'44" W	37°26'00"
C10	407.96'	39.54'	39.53'	N 78°26'05" W	8°33'13"
C11	407.96'	20.89'	20.89'	N 77°07'29" W	2°56'01"

RECORDATION INFORMATION:  
FILED THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2016  
IN YEAR \_\_\_\_\_, PLAT # \_\_\_\_\_, PLAT RECORDS OF BELL COUNTY, TEXAS  
DEDICATION RECORDED IN INSTRUMENT NUMBER \_\_\_\_\_  
OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BELL COUNTY, TEXAS



FINAL PLAT OF  
**HIGHLINE ADDITION**  
WITHIN THE CITY LIMITS OF TEMPLE, BELL COUNTY, TEXAS

1610 South 31st St., Ste. 102-299  
Temple, Texas 76504  
254-760-1894 254-760-4633  
www.asm-tx.com

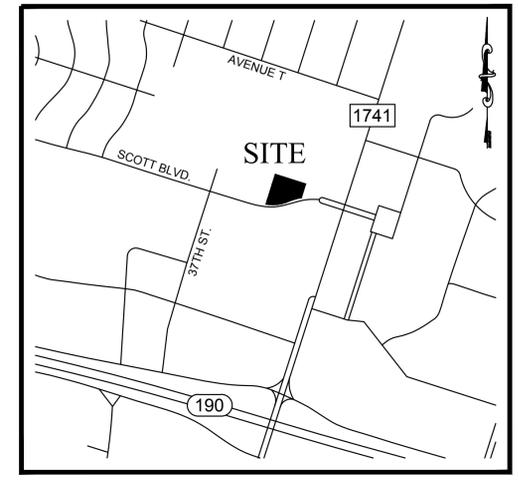
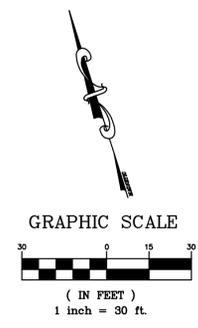
**Advanced Surveying  
& Mapping, LLC**

Scale: 1" = 100'  
Job No. 140144-2  
Dwg No. 140144-P3  
Surveyor TLK #6119  
Plot Date 03-02-16

**CAUTION NOTICE TO CONTRACTOR**  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

**BENCHMARKS**  
 BENCHMARK #1: THE BENCHMARK USED FOR VERTICAL CONTROL OF THE PROJECT WAS THE CITY OF TEMPLE CONTROL POINT NO. 3 MONUMENT. PUBLISHED ELEVATION = 738.18'  
 BENCHMARK #2: AN "X" CUT FOUND IN CONCRETE AT THE SOUTHWEST CORNER OF THE INTERSECTION OF THE WEST LINE OF S. 31ST ST. AND THE NORTH LINE OF SCOTT BLVD. OBSERVED ELEVATION = 739.07'

SITE DATA TABLE		
LOCATION:	SCOTT BOULEVARD TEMPLE, TX 76504	
LOT AREA:	2.27 AC. (98,928 S.F.)	
ZONING:	T5-C-COMMERCIAL	
CURRENT USE:	VACANT	
PROPOSED USE:	RESTAURANT/W DRIVE-THRU	
<b>BUILDING DATA:</b>		
BUILDING AREA	6,940 S.F.	
BUILDING HEIGHT	27'-3" (1 STORY)	
BUILDING COVERAGE	0.07	
F.A.R.	7%	
<b>PARKING SUMMARY:</b>		
*1 SP PER 150 S.F.	REQUIRED	PROVIDED
PARKING SPACES (9'x18')	45	113
HANDICAP SPACES (9'x18')	2	4
TOTAL SPACES	47	117
<b>LANDSCAPE:</b>		
PERVIOUS:	20,702 S.F.	
IMPERVIOUS:	78,226 S.F.	

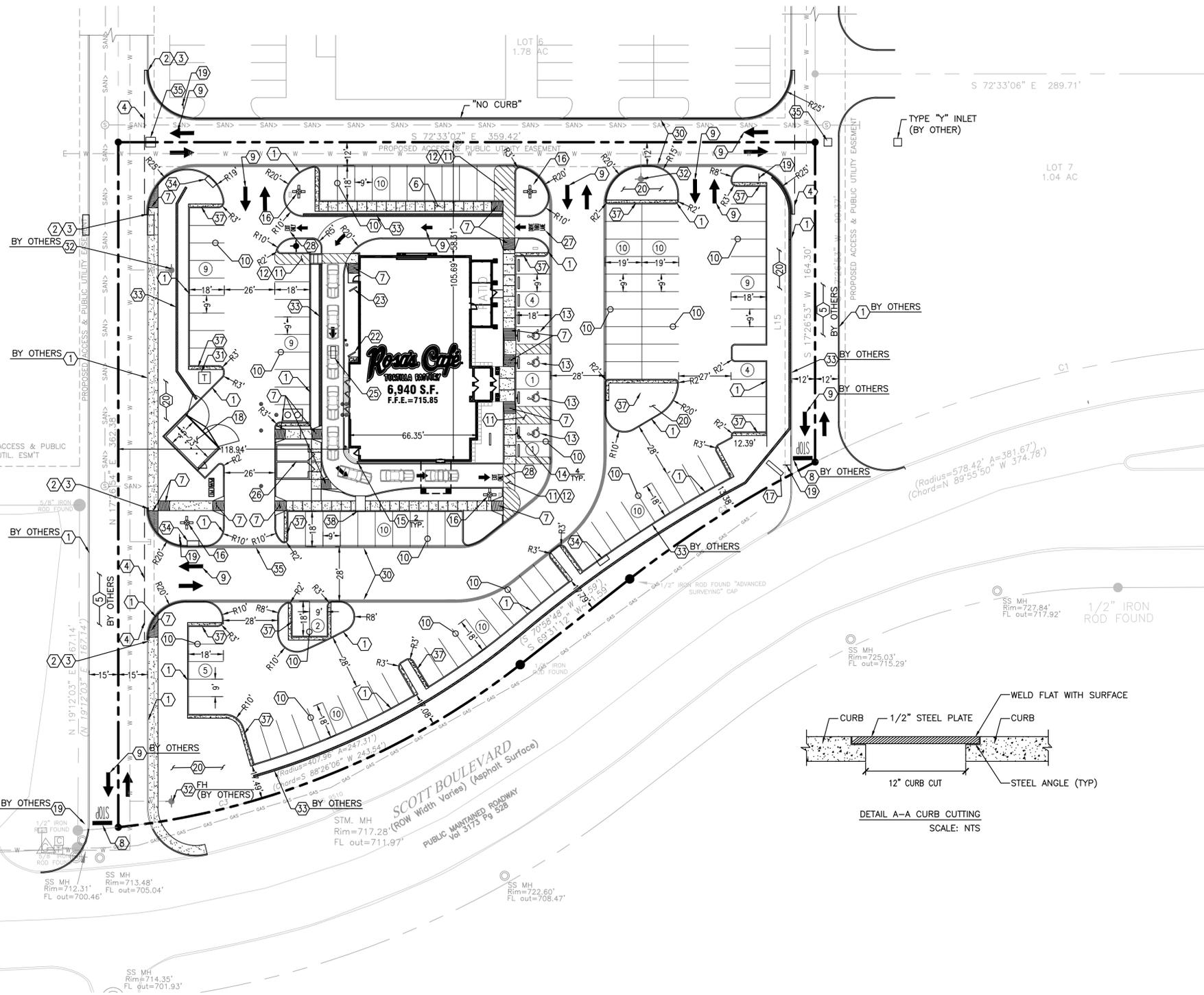


**LOCATION MAP**  
NOT TO SCALE

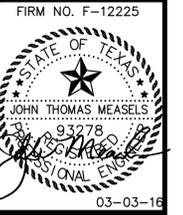
**LEGEND:**

	PROPERTY LINE		PROPOSED CURB & GUTTER
	LIMITS OF FULL DEPTH SAWCUT		LIGHT POLE
	PARKING SPACES		BUILDING UP LIGHTS
	FIRELANE		YARD DRAIN
	STOP BAR STRIPING		GREASE TRAP
	HANDICAP SPACES		CLEAN-OUT
	ADA RAMP		DOUBLE CLEAN-OUT
	BOLLARD		GAS METER
	TRAFFIC/HANDICAP SIGN		WATER METER
	DIRECTIONAL SIGN		IRRIGATION METER
	SPEAKER BOX		MANHOLE
	MENU BOARD		CURB INLET

- SITE KEY NOTES:**
- CONCRETE CURB AND GUTTER. (PER LOCAL CODES)
  - TAPER CURB TO MATCH EXISTING.
  - MATCH EXISTING PAVEMENT ELEVATION.
  - LIMITS OF FULL DEPTH SAWCUT AND PAVEMENT REMOVAL. EXISTING PAVEMENT TO REMAIN.
  - CONCRETE SIDEWALK, 2% MAX. CROSS SLOPE AND 5% MAX. STRAIGHT SLOPE.
  - SIDEWALK RAMP @ 8.33% MAX. (PER LOCAL CODES)
  - STOP BAR. (PER LOCAL CODES)
  - DIRECTIONAL TRAFFIC ARROW. (PER LOCAL CODES)
  - PARKING STALL STRIPING. (PER LOCAL CODES)
  - 4" WIDE PAINTED STRIPES, 2' OFF CENTER @ 45°.
  - PEDESTRIAN/HANDICAP CROSSWALK STRIPING.
  - HANDICAP STRIPING & SYMBOL. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
  - HANDICAP SIGNS. (TYPICAL-PER ADA AND LOCAL REQUIREMENTS)
  - BOLLARD.
  - PROPOSED LIGHT POLE.
  - MONUMENT/PYLON SIGN. (PER ARCH. PLANS)
  - DUMPSTER ENCLOSURE. (PER ARCH. PLANS)
  - "STOP" SIGN.
  - LANDSCAPE AREA. (PER LANDSCAPE PLAN)
  - BUILDING LIGHTS.
  - MENU BOARD AND SPEAKER BOX.
  - PREVIEW MENU BOARD.
  - DIRECTIONAL SIGN FOR DRIVE THRU.
  - TRAFFIC SENSOR.
  - STORAGE UNIT. (PER ARCH. PLANS)
  - "DRIVE THRU" MARKING.
  - "EXIT ONLY" MARKING.
  - THICKENED EDGE OF PAVING.
  - PAINTED FIRE LANE
  - TRANSFORMER
  - FIRE HYDRANT
  - RETAINING WALL
  - CURB INLET
  - CONC. JUNCTION BOX
  - LIMIT OF CONCRETE PAVEMENT
  - CONCRETE SIDE STEP
  - STEEL PLATE COVER FOR SIDE WALK (SEE DETAIL A-A)



**John Thomas ENGINEERING**  
 800 N. WATTERS, SUITE 170 ALLEN, TX 75013 PH:214-491-1830



**SITE PLAN**  
 ROSA'S CAFE  
 SCOTT BOULEVARD  
 TEMPLE, TX 76504

REVISION RECORD
03-03-16 INITIAL SUBMITTAL



SHEET NO.  
**C-3.0**



**A EAST ELEVATION**  
 TOTAL WALL AREA = 2300 S.F.  
 TOTAL SIGN AREA = 66.6 S.F. (3%)  
 TOTAL WINDOW AREA = 276 S.F. (12%)

**EXTERIOR FINISH LEGEND**

- |  |   |
|--|---|
| MASONRY FACE BRICK - EXTERIOR FINISH (DARK) - SIMILAR TO CENTER  | STUCCO / E.I.F.S. - (DARK) SHERWIN WILLIAMS 6116 TATAMI TAN SAND FINISH. (DARK TAN)                       |
| SIMULATED STONE - EXTERIOR FINISH (LIGHT) LONE STAR STONE HILL COUNTRY CHALK ROSAS BLEND                                 | STUCCO / E.I.F.S. - (MEDIUM) SHERWIN WILLIAMS 6142 MACADAMIA SAND FINISH. (MEDIUM TAN)                    |
| METAL ROOF & AWNINGS - SPANISH TILE ROOF -   | STUCCO / E.I.F.S. - (LIGHT) SHERWIN WILLIAMS 6385 DOVER WHITE SAND FINISH. (WHITE) COLUMNS, COPING & TRIM |
| STANDING SEAM - BERRIDGEE MFG. SIM. TO SHERWIN WILLIAMS 6940 BISCAI MONIER LITILE - TEJAS ESPANA COLOR: SAN CARLOS BLEND | CONCEALED RED NEON BY OWNER (CONCEALED IN EIFS COPING TRIM)   |



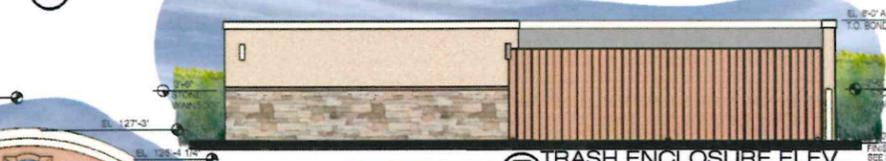
**B SOUTH ELEVATION**  
 TOTAL WALL AREA = 1800 S.F.  
 TOTAL SIGN AREA = 45.7 S.F. (2.6%)



**C NORTH ELEVATION**  
 TOTAL WALL AREA = 1702 S.F.  
 TOTAL SIGN AREA = 66.6 S.F. (4%)



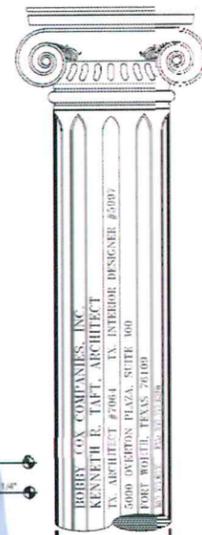
**E FRONT & SIDE STORAGE ELEVATIONS**



**F TRASH ENCLOSURE ELEV.**

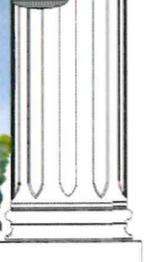


**D WEST ELEVATION**  
 TOTAL WALL AREA = 2300 S.F.  
 TOTAL SIGN AREA = 45.7 S.F. (2.1%)



PROJECT: PROPOSED NEW BUILDING FOR  
**ROSA'S CAFE**  
 & TORTILLA FACTORY  
 TYPICAL PROTOTYPE

SHEET: **ELV1.C**  
 OF: **1**  
 JOB NO.: **Proto2016**  
 DATE: **01-10-16**

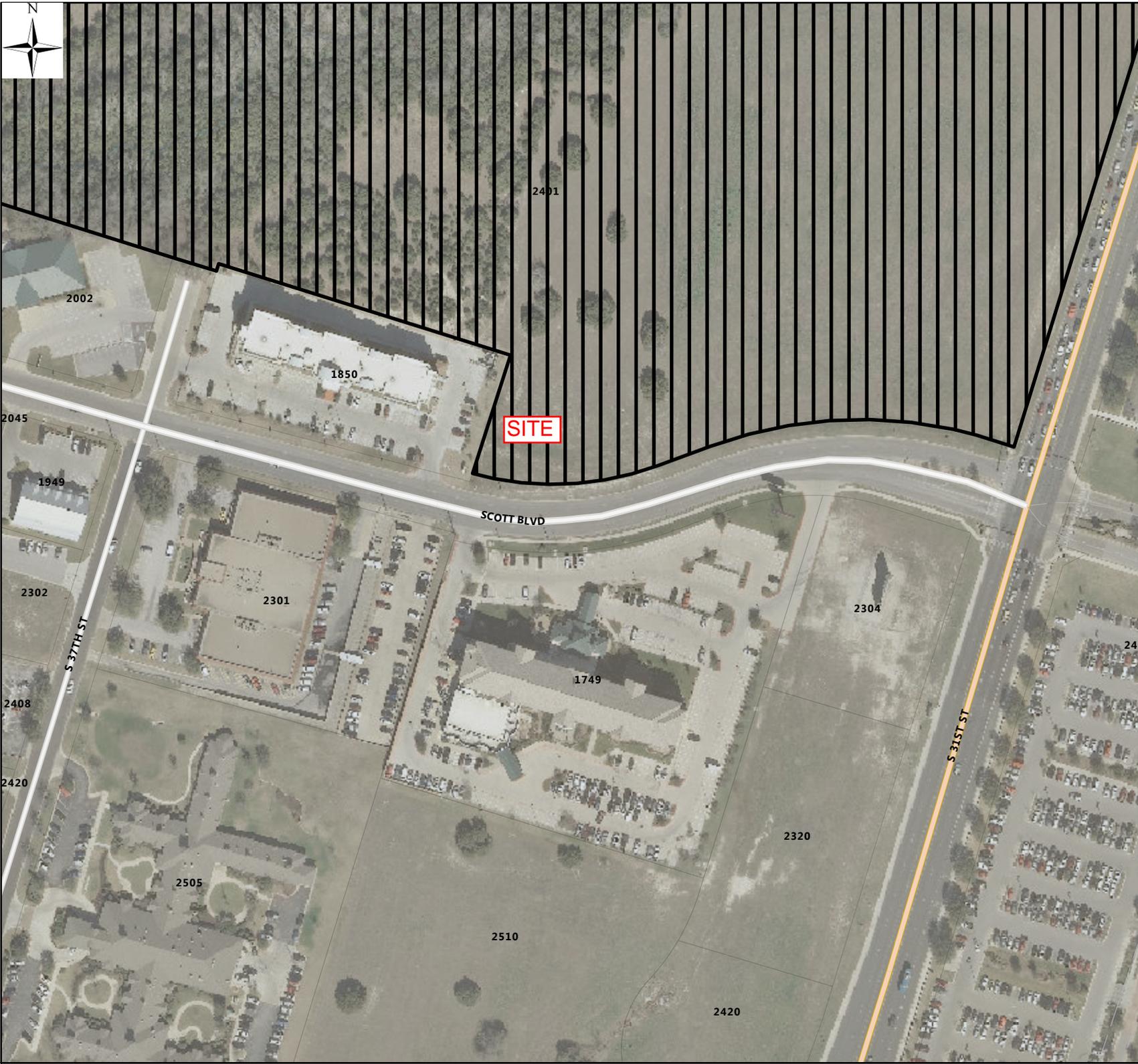




C.U.P.

# AERIAL MAP

Zoning Case :  
Z-FY-16-18



- Streets
- EXPRESSWAY
  - MAJOR ARTERIAL
  - COLLECTOR
  - LOCAL STREET
  - MINOR ARTERIAL
  - PRIVATE
  - RAMP
  - Railroad
  - Temple Municipal Boundary
  - Parcels
  - ETJ Parcels
  - CaseArea

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.

mbaker  
Date: 3/8/2016

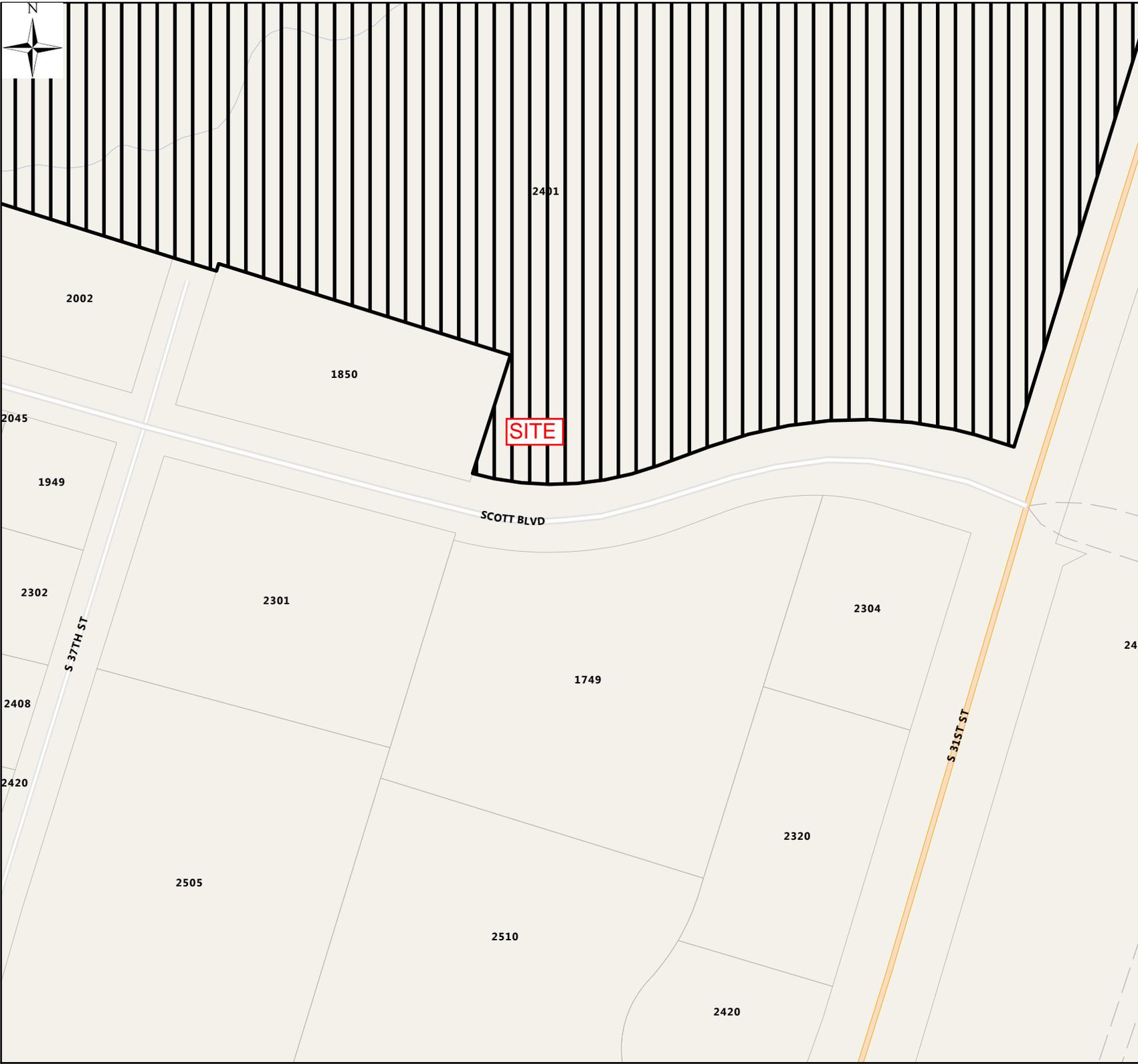




C.U.P.

# LOCATION MAP

Zoning Case :  
Z-FY-16-18

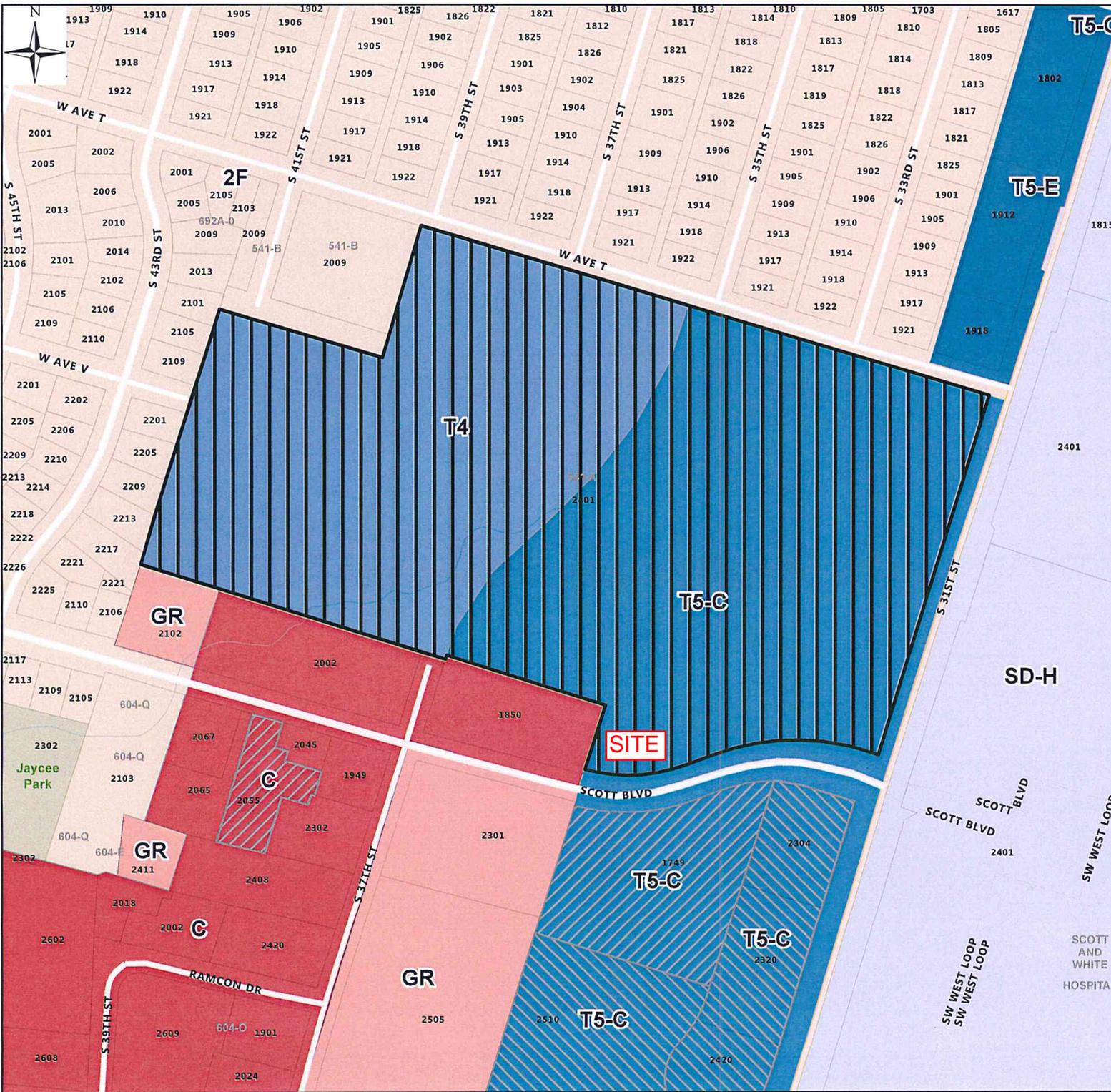


- Streets
-  EXPRESSWAY
  -  MAJOR ARTERIAL
  -  COLLECTOR
  -  LOCAL STREET
  -  MINOR ARTERIAL
  -  PRIVATE
  -  RAMP
  -  Railroad
  -  Temple Municipal Boundary
  -  Parcels
  -  ETJ Parcels
  -  CaseArea

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mbaker  
Date: 3/8/2016





C.U.P.

**ZONING MAP**

Zoning Case :  
Z-FY-16-18

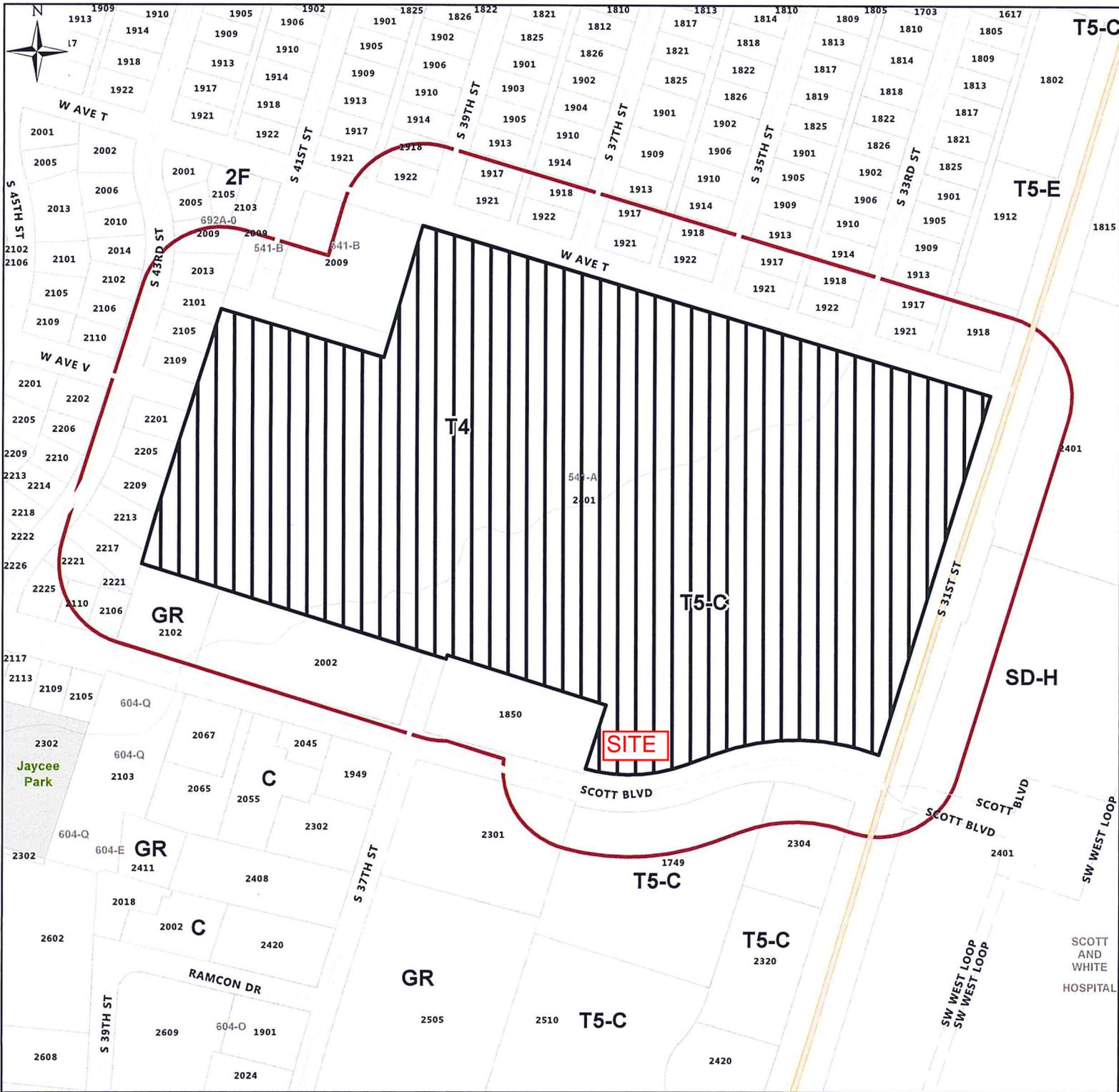
CurrentZoning		
HI - CUP	O-1	AG - CUP
UE	O-1 - CUP	MH
UE - PD	O-1 - PD	MH - CUP
SF-1	O-2	MH - PD
SF-1 - CUP	O-2 - CUP	MU
SF-1 - PD	O-2 - PD	MU - CUP
SF-2	NS	SD-C
SF-2 - PD	NS - CUP	SD-C - CUP
SF-3	NS - PD	SD-H
SF-3 - PD	GR	SD-H - CUP
SF-3 - CUP, PD	GR - CUP	SD-T
SFA	GR - PD	SD-V
SFA-2	GR - CUP, PD	T4
SFA-3	CA	T4 - PD
SFA-3 - PD	CA - CUP	T4 - CUP
2F	CA - PD	T5-C
2F - CUP	C	T5-C - CUP
2F - PD	C - CUP	T5-C - PD
MF-1	C - PD	T5-E
MF-1 - CUP	C - CUP, PD	T5-E - CUP
MF-1 - PD	LI	T5-E - PD
MF-2	LI - CUP	NO BASE
MF-2 - CUP	LI - PD	CUP
MF-2 - PD	LI - CUP, PD	PD
MF-3 - PD	HI	CaseArea
	HI - PD	Buffer
	AG	

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mbaker

Date: 3/8/2016





C.U.P.  
 200'  
 NOTIFICATION MAP

Zoning Case :  
 Z-FY-16-18

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mbaker  
 Date: 3/8/2016





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

SEBESTA, CHARLES E JR ETUX KATHY A  
1914 S 33RD ST  
TEMPLE, TX 76504-6757

**Zoning Application Number: Z-FY-16-18**

**Project Manager:** Mark Baker

Location: 2401 South 31<sup>st</sup> Street

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  agree

( ) disagree with this request

**Comments:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RECEIVED  
MAR 30 2016  
City of Temple  
Planning & Development

Charles E. Sebesta, Jr.  
Signature

CHARLES E. SEBESTA, JR.  
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than April 4, 2016.

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

Number of Notices Mailed: 46

Date Mailed: March 24, 2016



## PLANNING AND ZONING COMMISSION AGENDA ITEM

**04/04/16**

**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 (if any) 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.

<b>Future Commission Projects</b>	<b>Status</b>	<b>Applicant</b>	<b>Project Mgr.</b>
<b>P-FY-15-27</b> - Consider and take 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 11/25/15 Awaiting Revisions from Applicant	All County Surveying	Tammy
<b>P-FY-15-46</b> - Consider and recommend action on the Final Plat of Highline Addition, a 7-lot, 1-block, 12.59 +/- acre nonresidential subdivision, out of the Redding Roberts Survey, Abstract No. 692, Bell County, Texas, located at the northwest corner of Scott Boulevard and South 31st Street.	DRC 11/25/15 Pending Prelim Plat	Advanced Surveying and Mapping	Tammy
<b>P-FY-15-47</b> - Consider and take action on the Final Plat of Baylor Scott & White Distribution Center, a 64.62 +/- acres, a 1-lot, 1-block non-residential subdivision, being part of the Vincent Barrow Survey, Abstract No. 64, situated in Temple, Bell County, Texas, at the northeast corner of H.K. Dodgen Loop and north General Bruce Drive, located at 5141 N. General Bruce Drive.	Approved by P&Z and awaiting mylars for signatures	Ron Carroll	Tammy
<b>P-FY-16-08</b> - Consider and recommend action for the Final Plat of Spurlock's Arbour Addition, in the southeastern ETJ, a 5.87 +/- acre, 2 lot, 1 block, residential subdivision, out of the MAXIMO MORENA SURVEY, Abstract No. 14, in Bell County Texas, with exceptions to UDC for fire hydrant and sidewalks (project manager look at exceptions on application), located south of Barnhart Road, west of State Highway 95, and north of State Highway 93.	Waiting for applicant's response to post- DRC comments	Advanced Surveying and Mapping	Dessie

<p><b>P-FY-16-16</b> - Consider and take action on the Final Plat of Las Colinas Replat, 5+ acres, Lots 9, 10, &amp; 11, Block 1, and Lots 13 &amp; 14, Block 3, Las Colinas Subdivision, located at 1710 &amp; 1719 Las Lomas Court &amp; 1545, 1605, 1615 Altavista Loop.</p>	<p>DRC 2/04/16 Awaiting revisions from applicants</p>	<p>Mark Rendon</p>	<p>Tammy</p>
<p><b>P-FY-16-17</b> - Consider and take action on the Final Plat of Angelica Acres, a 3.00 +/- acres, situated in the Baldwin Robertson Survey, Abstract 17, Bell County, Texas, embracing all of a called 2.00 Acre tract, conveyed as Tract One, and all of a called 1.00 Acre tract, conveyed as Tract Two, located at 9151 State Highway 317.</p>	<p>DRC 2/04/16 Awaiting revisions from applicants</p>	<p>Ronald &amp; Angelica Cox</p>	<p>Mark</p>
<p><b>P-FY-16-18</b> - Consider and take action on the Preliminary Plat of Park Ridge Single Phase Residential Development, a 5.888 +/- acre, 12-lot, 1 Block, situated in the Mary Cherry Survey, Abstract 175, Bell County Texas, located at the northwest corner of Lyons Park Drive and Hickory Road.</p>	<p>DRC 2/25/16 Awaiting response to Post-DRC comments</p>	<p>Clark &amp; Fuller</p>	<p>Mark</p>
<p><b>P-FY-16-20</b> - Consider and take action on the Final Plat of Carriage House Trails, Phase II, 25.089 +/- acres, 73-lot, 4-block residential subdivision, situated in the Baldwin Robertson Survey, Abstract 17, Bell County, Texas, located south of Skyview, and north and northeast of Thicket Trail and Broken Shoe Trail</p>	<p>DRC 2/25/16 Awaiting response to Post-DRC comments</p>	<p>All County Surveying</p>	<p>Mark</p>
<p><b>P-FY-16-21</b> - Consider and take action on the Final Plat of Lake Pointe Phase III, 67.69 +/- acres, 300-lot, 11-block residential subdivision, situated in, and being out of the Baldwin Robertson Survey, Abstract No. 17, Bell County, Texas, located east of Lake Pointe Subdivision Phases II and II-A-2, west of the intersection of N. Pea Ridge and Prairie View Road.</p>	<p>Waiting on mylars and dedication of easements (Council on April 7)</p>	<p>Yalgo Engineering</p>	<p>Dessie</p>
<p><b>P-FY-16-23</b> - Consider and take action on the Final Plat of Kegley Crossing Addition, a 6.97 +/- acre, 4-lot, 4-block non-residential subdivision, situated in the NANCY CHANCE SURVEY, Abstract No. 5, situated in the City of Temple, in Bell County, Texas, located between Kegley Lane and South Kegley Drive, north of Charter Oak Drive.</p>	<p>DRC 3/10/16</p>	<p>Ron Carroll</p>	<p>Tammy</p>
<p><b>P-FY-16-24</b> - Consider and take action on the Final Plat of Long View Estates, a 13.06 +/- acre, 13-lot, 1-block residential subdivision, situated in the Henry Millard Survey, Abstract No. 552, Bell County, Texas, located northwest of Old Howard Lane and east of Cedar Creek Road in Temple's northwestern ETJ.</p>	<p>On hold. County is requiring applicant submit a Prelim Plat.</p>	<p>All County Surveying</p>	<p>Dessie</p>

<p><b>P-FY-16-25</b> - Consider and take action on the Final Plat of Cedar Ridge Crossing II, a 32.40 +/- acre, 7-lot, 1-block non-residential subdivision, situated in the Sara Fitzhenry Survey, Abstract 312, Bell County, Texas, located on the north side of the intersection at State Highway 36 and Moffat Road.</p>	<p>Waiting on Applicant's response to Post_DRC comments</p>	<p>All County Surveying</p>	<p>Dessie</p>
<p><b>P-FY-16-26</b> - Consider and take action on the Final Plat of Highline Addition, a 40.389 +/- acre, 12-lot, 1-block non-residential subdivision, out of the Redding Roberts Survey, Abstract No. 692, in Bell County, Texas, located at the northwest corner of South 31st Street and Scott Boulevard</p>	<p>DRC 3/24/16</p>	<p>Advanced Mapping &amp; Surveying</p>	<p>Tammy</p>
<p><b>P-FY-16-27</b> - Consider and recommend action on the Preliminary Plat of Circle C Ranch Estates, a 72.49 +/- acres, 51-lot, 3-block, residential subdivision, situated in the Lewis Walker Survey, Abstract 860, Bell County Texas, located in Temple's western ETJ at the southeast corner of Sparta Loop and Sparta Road, west of FM 439.</p>	<p>DRC 3/24/16</p>	<p>Clark &amp; Fuller</p>	<p>Tammy</p>
<p><b>Z-FY-16-19</b> - Hold a public hearing to discuss and recommend action on a rezoning from Agricultural (AG) to Light Industrial (LI), and to consider and recommend action on a Conditional Use Permit (CUP) to allow for landfill use in the Light Industrial zone on 282.73 +/- acres of land, recently annexed into the City of Temple by Ordinance No. 2015-4733, located to the south of Little Flock Road and to the west of Bob White Road.</p>	<p>PZC 4/18/16</p>	<p>City Initiated</p>	<p>Dessie</p>

City Council Final Decisions	Status
<p><b>Z-FY-16-11</b> - Consider adopting an ordinance authorizing a Conditional Use Permit (CUP) for an indoor automotive window tinting use (classified in Sec. 6.7 of the Unified Development Code as “minor vehicle servicing”) on Lot 2, Block 1, Trantum Subdivision Phase VIII, located at 5806 South General Bruce Drive.</p>	<p>APPROVED at 2<sup>nd</sup> Reading on March 17, 2016</p>
<p><b>Z-FY-16-12</b> - Consider adopting an ordinance authorizing amendments to Ordinance No. 2006-4090, to allow indoor climate controlled mini storage warehouses within a 4.801 +/- acre portion of a 10.202 +/- acre Planned Development – General Retail (PD-GR) District, subject to a Development Plan, with conceptual Development Plan for the remaining 5.401 +/- acres, being within the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located at 5015 South 31st Street.</p>	<p>APPROVED at 2<sup>nd</sup> Reading on March 17, 2016</p>
<p><b>Z-FY-16-14</b> – Consider adopting an ordinance authorizing a rezoning from Agricultural (AG) to General Retail (GR) on 3.00 +/- acres of land, situated in the Baldwin Robertson Survey, Abstract 17, Bell County, Texas, located at 9151 State Highway 317.</p>	<p>APPROVED at 1<sup>st</sup> Reading on March 17, 2016</p>

P&Z COMMISSION ATTENDANCE

2016														P	A
	Jan 4	Jan 19	Feb 1	Feb 16	Mar 7	Mar 21	Apr 4	Apr 18	May 2	May 16	June 6	June 20			
Lydia Alaniz	P	P	P	P	P	P							6		
Tanya Mikeska-Reed	P	A	P	P	P	A							4	2	
Blake Pitts	A	P	P	P	A	P							4	2	
Patrick Johnson	P	P	P	A	P	P							5	1	
Omar Crisp	P	A	P	P	P	P							5	1	
David Jones	P	A	P	P	P	A							4	2	
Greg Rhoads	P	P	P	A	P	P							5	1	
Will Sears	A	A	P	P	P	A							3	3	
Lester Fettig	P	P	P	P	P	P							6		

	July 5	July 18	Aug 1	Aug 15	Sept 6	Sept 19	Oct 3	Oct 17	Nov 7	Nov 21	Dec 6	Dec 19	P	A
Lydia Alaniz														
Tanya Mikeska-Reed														
Blake Pitts														
Patrick Johnson														
Omar Crisp														
David Jones														
Greg Rhoads														
Will Sears														
Lester Fettig														

not a Board member