

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
FEBRUARY 16, 2016, 4:45 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, February 16, 2016.
2. Prairie View Road and State Highway 317 project updates.
3. Review relevant motion and voting procedures
4. 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, 2ND FLOOR
FEBRUARY 16, 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.

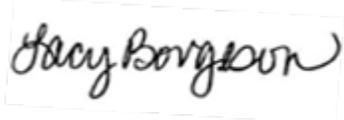
Item 1: [Approval of Minutes](#): Work session and the regular meeting of February 1, 2016.

B. ACTION ITEMS

Item 2: [Z-FY-16-14](#) – Hold a public hearing to discuss and recommend action on 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.

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 on February 11, 2016 at 4:30 PM.



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
MONDAY, FEBRUARY 1, 2016
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT
Chair David Jones

COMMISSIONERS:

Lydia Alaniz	Omar Crisp
Tanya Mikeska-Reed	Lester Fettig
Greg Rhoads	Patrick Johnson
Blake Pitts	Will Sears

PLANNING AND ZONING MEMBERS ABSENT:

STAFF PRESENT:

Brian Chandler, Director of Planning
Trudi Dill, Deputy City Attorney
Mark Baker, Senior Planner
Tammy Lyerly, Senior Planner
Kelli Tibbit, Administrative Assistant

The agenda for this meeting was posted on the bulletin board at the Municipal Building, January 29, 2016 at 10:00 a.m. in compliance with the Open Meetings Law.

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

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

Invocation by Commission Fettig; Pledge of Allegiance by Commissioner Alaniz.

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of January 4, 2016.

Approved by general consent.

B. ACTION ITEMS

Item 2: Z-FY-16-11 – Hold a public hearing to consider and recommend action on a Conditional Use Permit (CUP) to allow indoor automotive window tinting (classified in Sec. 6.7 of the Unified Development Code as “minor vehicle servicing”) located at Lot 2, Block 1, Trnum Subdivision Phase VIII, 5806 South General Bruce Drive.

Mr. Brian Chandler, Director of Planning, stated this item was scheduled to go forward to City Council for first reading on March 3, 2016 and second reading on March 17, 2016.

The base zoning for the subject property is Commercial (C) but it is also located within the I-35 Corridor Overlay District which requires a Conditional Use Permit (CUP) for the classification of automotive window tinting as minor vehicle servicing. Two previous CUPs have been approved for this property: one in 2014 for a nursery/landscaping company and another in 2015 for a paint shop/contractor storage facility, which would continue to operate at the location.

In order to comply with the previous CUP request conditions, the property owner has paved the rest of the driveway and in front of the complex to allow for additional parking.

MCS currently occupies and would continue to occupy approximately 900 square feet of office area.

Applicant's site plan is shown that includes the 900 square foot office area, a 2,000 plus square foot auto window tinting area, and a large 45 x 45 warehouse. Landscaping was previously installed for one of the CUP request approvals and five parking spaces are available.

Surrounding properties include Calliber Collision to the north. Unfinished Furniture to the south, ACT Pipe Supply to the east, and undeveloped properties to the west.

The Future Land Use and Character Map designate the property as Auto-Urban Commercial and the request complies with the designation.

Nine notices were mailed out with one response returned in agreement and no responses returned in opposition.

Overall summary of Classic Tint window tinting operations:

1. Installs window tint film on site and inside of the building;
2. No work will be performed outside on any vehicle(s);
3. Primarily caters to car dealerships in the area;
4. Storage of all materials will be indoors;
5. Chemicals used for installing auto window tinting would be water and baby shampoo only; and
6. The auto window tinting business has one employee, the owner of the business.

In the Unified Development Code (UDC), Sec. 3.5.4, CUP Review Criteria, the following criteria must be considered:

- A. Use is compatible with and does not significantly diminish or impair property values within the immediate vicinity;

- B. Does not impede the normal and orderly development and improvement of surrounding vacant property;
- C. Adequate utilities, access roads, drainage, and other necessary support facilities have been or will be provided;
- D. Arrangement of all driveways and parking spaces provide for the safe and convenient movement of vehicular and pedestrian traffic;
- E. Adequate nuisance prevention measures have been or will be taken to prevent or control offensive odors, fumes, dust, noise and vibration;
- F. Lighting should not adversely affect neighboring properties; and
- G. Sufficient landscaping and screening to insure harmony and compatibility with adjacent property.

Additional Conditions according to UDC Sec. 3.5.5:

In authorizing a CUP, P&Z may recommend and the City Council may impose additional reasonable conditions necessary to protect the public interest and welfare of the community, including a time period for which a CUP is valid. The Planning and Zoning Commission and the City Council, in considering and determining the additional conditions, may impose such developmental standards and safeguards as conditions and locations indicate to be important to the welfare and protection of adjacent property from excessive noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glares, offensive view or other undesirable or hazardous Conditions.

Staff recommends approval of the request for a CUP to allow an automotive window tinting use with the following condition that all automotive window tinting operations occur inside the 2,000 plus square foot warehouse building.

Chair Jones opened the public hearing.

There being no speakers, the public hearing was closed.

Previous CUP requirements have been completed by the property owner and Mr. Chandler clarified the current applicant does not propose any future changes where overlay standards would be triggered.

Commissioner Johnson made a motion to approve Item 2, **Z-FY-16-11**, as stated, and Commissioner Rhoads made a second.

Motion passed: (9:0)

Item 3: Z-FY-16-12 – Hold a public hearing to consider and recommend action to amend 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 S. 31st Street.

Mr. Mark Baker, Senior Planner, stated this item was scheduled to go forward to City Council for first reading on March 3, 2016 and second reading on March 17, 2016.

Ordinance 2006-4090 provided for a Planned Development zoning for approximately 54.52 acres which established the current General Retail (GR) base zoning (PD-GR). An amendment is required to allow for the current proposed storage facility which is an internally-accessed climate controlled mini-storage facility located on 4.801 +/- acres and is included as a portion of the overall 10.202 +/- acres overall.

The facility will be a composite of nine buildings for a total of approximately 216,000 square foot gross floor area of internally accessed storage area.

The remaining 5.401 +/- acres of the 10.202 +/- acres will require a future public site plan approval for a potential car wash facility, medical and office uses.

The amendment to Ordinance No. 2006-4090 is to allow the use and is being processed as a Planned Development rezoning with a development plan.

According to the UDC Sec. 3.4.:

A Planned Development is a flexible overlay zoning district designed to respond to unique development proposals, special design considerations, and land use transitions by allowing evaluation of land use relationships to surrounding areas through Development Plan approval.

The current PD-GR to PD-GR is to accommodate the amendment that is submitted with the rezoning and does include enhancements. In this case, the enhancements include increased landscaping primarily to offset or increase buffering and screening. Other enhancements include, but are not limited to, a six-foot sidewalk along Waters Dairy Road and exterior building materials of 100 percent masonry.

This request is subject to the 10 criteria listed in UDC Sec 3.4.5 as follows:

- A. The plan complies with all provisions of the Design and Development Standards Manual, this UDC and other ordinances of the City.
- B. The environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on the natural resources of the surrounding properties and neighborhood is mitigated.
- C. The development is in harmony with the character, use and design of the surrounding area.
- D. Safe and efficient vehicular and pedestrian circulation systems are provided.
- E. Off-street parking and loading facilities are designed to ensure that all such spaces are usable and are safely and conveniently arranged.

- F. Streets are designed with sufficient width and suitable grade and location to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.
- G. Streets are coordinated so as to compose a convenient system consistent with the Thoroughfare Plan of the City.
- H. Landscaping and screening are integrated into the overall site design:
 - 1. To provide adequate buffers to shield lights, noise, movement or activities from adjacent properties when necessary; and
 - 2. To complement the design and location of buildings.
- I. Open space areas are designed to ensure that such areas are suitable for intended recreation and conservation uses.
- J. Water, drainage, wastewater facilities, garbage disposal and other utilities necessary for essential services to residents and occupants are provided.

The proposed Development Plan for the entire 10.202 +/- acre site is shown and briefly described. The future site plan layout would be for the car wash facility, medical offices, general offices, and other needed infrastructure and located on the 5.401 +/- acres.

The subject area before P&Z tonight is for the 4.801 +/- acre portion only for the nine buildings and climate controlled mini-storage facility.

The Future Land Use and Character Map designates the subject property as Suburban Commercial which is primarily intended for office, retail and service uses. The request is in compliance with the Future Land Use and Character Map, the Thoroughfare Plan, and the Master Trails Plan. Waters Dairy Road would be the primary access.

Water is available through a 12-inch water line located in Waters Dairy Road and an 8-inch line in South 31st Street. Sewer is available through a 6-inch wastewater line in Waters Dairy Road and an 8-inch line in South 31st Street.

Surrounding properties include single family residential uses (Spanish Southwest subdivision) (2F and MF-2) to the north, Stripes Convenience Store and places of worship (PD-GR, AG and GR) to the west. Echo Station Apartments to the east, and Stone Gate III Subdivision (SF-1 and 2F) to the south.

Allowed/ prohibited uses and current and proposed development standards are cited for PD-GR.

Forty-three notices were mailed out with one response returned in agreement and four responses returned in opposition. The newspaper printed notice of the public hearing on January 21, 2016, in accordance with state law and local ordinance.

This request is in compliance with the UDC Section 3.4.5 (PD Criteria), the Future Land Use and Character Plan, compatible with surrounding uses and zoning, the Thoroughfare Plan, and public facilities are available to serve the site.

Recommended Conditions of Approval:

1. As listed by Ordinance 2006-4090, all permitted uses and established dimensional standards within the Planned Development–General Retail (PD-GR) district are allowed, with the addition of a mini storage within the 4.801 +/- acres as further described by Exhibits A & B of the rezoning Ordinance;
2. That the remaining 5.401 +/- acres will require a separate public Development Plan review by the Planning & Zoning Commission & City Council in the future;
3. That a six-foot sidewalk is provided along the entire property frontage of Waters Dairy Road, and reviewed at the time of permitting;
4. Exterior building facades related to the mini-storage buildings within the 4.801 +/- acre site, shall have exterior elevations containing a combination of Exterior Insulation Finish Systems (EIFS) and rock veneer in substantial compliance to the attached elevations;
5. Per UDC Section 7.1.8, exterior lighting shall not create light trespass;
6. At the time of development consideration for future phasing, consisting of the southern 5.801 +/- acres, a Final Plat application is submitted for review and consideration by the Design Review Committee (DRC); and
7. That the Director of Planning may be authorized discretion to approve minor modifications to the City Council approved Development Plan for the 4.801 +/- acre tract, including but not limited to, screening, buffering, landscaping and minor modifications to the overall site layout.

Staff recommends approval of the request for a rezoning from Planned Development-General Retail (PD-GR) to Planned Development-General Retail (PD-GR) amending Ordinance 2006-4090 to allow an internally-accessed climate controlled mini-storage facility on 4.801 +/- acres subject to the above seven conditions.

Mr. Baker understood that all of the nine buildings would be three-stories in height and confirmed there were 50 parking spaces all located within the campus complex (the 4.801 +/- acres).

Mr. Baker confirmed that standard GR zoning does not allow a mini-storage facility. The PD allows uses that would not normally be allowed within a base zoning.

Chair Jones opened the public hearing.

Mr. Victor Turley, Turley Associates, 301 North 3rd Street, Temple, Texas, explained that the buildings would be three stories tall and appear to the traveling public as office buildings. All access to the buildings would be through a lobby having either card or combination entry. The facility is anticipated to serve medical needs, medical offices, and other uses compatible with

medical services. A proposed upscale car wash would eventually front South 31st Street. Landscaping will be provided outside of the paving of the buildings.

Mr. Turley added it would not be a gated facility; however, the buildings would be easy accessed, secured monitored buildings with 100 percent masonry on all sides of each building.

Mr. Kevin McHale, 4102 Galatia Drive, Austin, Texas, stated he was a partner in the development and the first building will have approximately 216 units and will construct as demand applies. A staff of two part-time employees will be present from 8:00 a.m. to 5:00/6:00 p.m. and located in the lobby. A key card will be needed to access the actual units. Each building will have a small lobby office area. In order to determine how many units the other buildings will contain, the developers/owners will first need to assess the demand needs and how the different makeup of the storage units rent out.

A discussion regarding the limited demand of the storage facilities and amount of time it could take to rent the units out, especially just getting started, Mr. McHale agreed it could be a ten year project and if the project does not work out, it could become something totally different.

Mr. McHale stated they were committed to the project and after speaking with various community leaders and businesses and doing market research regarding the need for such facilities, believe this to be a workable plan for the area.

Mr. McHale explained that their model is based on a 70 percent rental to be able to make a profit.

Mr. Randall Padilla, 175 William Pettus Court, Maxwell, Texas, explained they were also in the process of purchasing another 60 acres, with 30 acres currently under contract a short distance from the subject property. The developers/owners are also looking at a 24 hour emergency room project to provide for that side of town. With the anticipated projects, the need for storage will grow. The zoning is important in order to facilitate their ideas and are willing to work with Temple on how these projects should be done.

Mr. Padilla knows the occupancy is coming and will build slowly according to needs, as Mr. McHale indicated previously.

Commissioner Crisp stated it looked like eventually the project could possibly have around 1,500 units. Mr. Padilla responded they had not actually gotten into that portion yet and are still in the feasibility stage. They want to build one unit at a time and then wait to see what the demand and appetite will be. The zoning is a critical part of the entire project.

When asked about fencing, Mr. Baker explained when Staff worked with the applicant, it was decided that enhancement of the landscaping would be a better option than solid fencing so fencing was not being required in the conditions for approval.

Mr. Chandler confirmed that no fence is proposed for this project. He included that with the questions being raised by the Commission regarding phases of the construction/buildings, perhaps adding conditions could be considered; such as the screening needs to be provided with building one against the adjacent multi-family along with a complete sidewalk.

Perhaps Phase I could start with the buildings abutting Waters Dairy so they could build subsequent phases to the rear. If nothing else is built, at least a finished frontage would be the end result.

Mr. Padilla stated he was good with that suggestion.

Commissioner Mikeska-Reed's concern was, presuming that the project were built and occupancy did not occur, the Commission has now exposed a GR district where all of the other uses can now be constructed. Mr. Chandler agreed.

Mr. Padilla suggested that if the saturation did not occur at all or occur as quickly as they would like, it would not impede them from building the other projects such as the medical offices and other facilities. Mr. Padilla added if the saturation was not there within a reasonable amount of time, they know for certain that Temple can take up at least one or two, maybe three storage facilities with no issues. The additional five acre project would continue as planned.

Mr. Chandler also clarified that in terms of uses the property is already zoned GR with a PD and allows all GR uses. The applicant/developer is asking to include this type of mini-storage facility use in addition to the GR uses already allowed. However, it is also tied to the site plan since this is a different use.

There being no further speakers, Chair Jones closed the public hearing.

Vice-Chair Johnson expressed his feelings this project would be better off at another location especially considering the landscaping, buffering, and sidewalk issues.

Commissioner Rhoads suggested some amendments should be made regarding the same issues, including the timing of the project.

Mr. Chandler stated in terms of Staff's recommendation the elevations would have to be substantially complied with.

Commissioner Pitt's concern was you cannot screen a three-story building from view. Although it looks like an office building it does not function as an office building—it is a three-story warehouse complex in a residential area.

Commissioner Fettig was concerned about the Commission setting any negative precedent associated with approving this request.

Mr. Chandler explained that PDs are reviewed on a case-by-case basis with different factors associated with each location. Staff can only evaluate the merits and present the information. It does not guarantee a dangerous precedent is set but each case is reviewed individually.

Commissioner Mikeska-Reed stated as long as the site plan and elevations are tied to the PD, it is the applicant's responsibility to get it up and running. The surrounding neighborhood will not be diminished by this product. The question is whether the use is appropriate or not. Commissioner Rhoads agreed a three-story building could not be screened and perhaps another location would be more suitable.

Chair Jones reopened the public hearing for applicant to respond.

Mr. Padilla responded that a three-story building works and they want to ask for the best they can get from the City of Temple; however, they have also done two-story structures as well. It also depends on what they get from the study being done. Mr. Padilla is very confident a three-story building will work and will fill up at some point. However, depending on the in-depth study information and what numbers they are comfortable with, it could be a two-story.

The location off of 31st Street is very busy, especially with Scott & White just down the street. There is nothing comparable to this in Temple and there is a need for this facility.

Mr. Padilla stated that climate controlled storage facilities get saturated since it can be used for both residential and business purposes. The medical community needs storage for medical records. Mr. Padilla is not opposed to two-story versus three-story on the frontage side with potential for three-story on the back side.

Mr. Joey Agee, 908 Evergreen Farm Drive, Temple, Texas, asked the Commission to consider asking the applicant to plant trees that are existing height. They are offering up a lot of green space for the families to utilize and a nice compliment to the area.

There being no further speakers, Chair Jones closed the public hearing.

Mr. Chandler stated two- to four-inch diameter trees were called out in the legend, including hardwood trees. The code only requires two-inch minimum since four-inch trees are a very significant size. The Commission has the option to suggest a specific size. Staff will check to make sure the project is built according to the PD and site plan/elevations.

Additional discussion regarding sidewalk, height of buildings, landscaping requirements, and site plan.

Commissioner Mikeska-Reed made a motion to approve Item 3, **Z-FY-16-12**, as presented, holding the site plans and the preliminary renderings of the exterior elevations as a part of the package. Substantial deviations require a return to the Planning & Zoning Commission. Commissioner Crisp made a second.

Commissioner Mikeska-Reed clarified her motion by stating the items on the site plan are expected to be done in the initial phases. The existing chain link fence is fine and three-story buildings are acceptable.

Mr. Chandler requested additional clarification in terms of substantial compliance. For example, if the applicant were to come back with fewer buildings, but it still met the site plan landscaping and elevations, he would consider that as substantial compliance. If additional buildings were to increase the density, that would need to come back to P&Z.

Commissioner Mikeska-Reed responded if fewer buildings increase the landscaping, P&Z is alright with that. More buildings that decrease landscaping and density need to return to P&Z.

Motion passed: (5:4)

Commissioners Alaniz, Mikeska-Reed, Rhoads, Crisp, and Chair Jones voted Aye; Commissioners Pitts, Sears, Fetting, and Vice-Chair Johnson voted Nay

Item 4: Z-FY-16-13 – Hold a public hearing to consider and recommend action on permanent zoning upon annexation of a 0.278 acre tract of land proposed for Single-Family Two (SF-2) District proposed as part of the subdivision plat for Campus at Lakewood Ranch Phase X, located at the end of Richland Drive, between existing Campus at Lakewood Ranch Phases VIII and IX.

Ms. Tammy Lyerly, Senior Planner, stated the subject property is not in a district yet; it was involved in a land swap which will be detailed in the presentation. The applicant is requesting permanent zoning (SF-2) upon voluntary annexation which is currently going through the annexation process.

The plat was previously approved.

The first reading for this item is scheduled to go to City Council on February 18, 2016 and second reading on March 3, 2016.

The subject property was involved in an ETJ land swap with Morgan's Point on May 15, 2014. The property is currently going through the voluntary annexation process. If annexed, the acreage will accompany the other 137 +/- acres of Campus at Lakewood Ranch Phase X, which was annexed into the City on June 5, 2014.

The Future Land Use and Character Map does not have any designation since the property is out of the city limits and part of Morgan's Point; however, the adjacent property is designated as Suburban Residential. The requested SF-2 zoning does comply with Suburban Residential land use.

Suburban Residential is characterized by mid-size single family lots, allowing greater separation between dwellings and more emphasis on green space versus streets and driveways. The subject property is compliant with the Suburban Residential character district.

There are no trails in the area.

There is no street frontage since it is a sliver of land within Block 2, Lot 1 of the Campus at Lakewood Ranch, Phase X.

Surrounding streets include Bending Branch which is designated as a future street as part of Campus at Lakewood Ranch Phase X, with 38-foot street width from back of ribbon curbing and 60-feet of right-of-way.

Existing utilities are available to serve the site. Proposed six-inch and eight-inch water lines will be brought in along Bending Branch. An existing six-inch water line is in Richland Drive. This area is proposed for septic systems.

Surrounding properties include Morgan's Point Resort to the north, Richland Drive to the south, undeveloped portion of the Campus at Lakewood Ranch and Richland Drive to the west, and the future Bending Branch street area to the east.

Allowed/prohibited SF-2 uses and Development Standards are cited.

This request is in compliance with the Future Land Use and Character Map, The Thoroughfare Plan, is compatible with surrounding uses and zoning, and public and private facilities will be available to serve the site.

Fourteen notices were mailed out with twelve responses returned in agreement and zero responses returned in opposition.

Staff recommends approval of permanent zoning upon annexation to Single Family-Two District.

Chair Jones opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Rhoads made a motion to approve Item 4, **Z-FY-16-13**, as presented, and Commissioner Johnson made a second.

Motion passed: (9:0)

There being no further business, the meeting was adjourned at 7:10 p.m.

Respectfully submitted,

Kelli Tibbit

**PLANNING AND ZONING COMMISSION
MONDAY, FEBRUARY 1, 2016
5:00 P.M.
WORK SESSION**

PLANNING AND ZONING MEMBERS PRESENT

Chair David Jones

COMMISSIONERS:

Lydia Alaniz	Greg Rhoads
Tanya Mikeska-Reed	Lester Fettig
Blake Pitts	Will Sears
Omar Crisp	Patrick Johnson

PLANNING AND ZONING MEMBERS ABSENT:

STAFF PRESENT:

Brian Chandler, Director of Planning
Trudy Dill, Deputy City Attorney
Tammy Lyerly, Senior Planner
Mark Baker, Senior Planner
Kelli Tibbit, Administrative Assistant

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

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

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

Mr. Chandler stated there are three zoning cases on the agenda.

Item 2 is for a CUP, the third CUP proposed for this site.

Staff received a letter from a neighbor approving the proposed request.

Initially the Staff report recommended approval with a single condition. Since the use would run concurrently with the existing permit holder (for the contractor/paint shop), and the tinting would be located strictly within the warehouse building, originally there was only one employee parking space available for the businesses. However, by complying with the previous CUP requirements, there are now five paved parking

spaces. Hence, Mr. Chandler has since retracted this condition. If more employees are added in the future, more spaces would be needed.

Item 3 is an amendment to an existing PD located along Waters Dairy. Mr. Baker added that the manager on behalf of Echo Station Apartment complex requested clarification on the type and nature of the proposed storage building.

Mr. Turley presented drawings and elevations of the storage building product for the Commissioners' review. The proposed storage units are totally secured with 24-hour monitored access. It will exceed masonry requirements for the area and have proposed 100 percent stone and EFIS (as a PD condition) in a campus style. It is a new concept to most people.

Mr. Chandler commented should anyone call Staff regarding building specifics, the website link would be provided when available for the public to research the information proposed.

Item 4 is a previous zoning case for the Campus at Lakewood Ranch for a sliver of land that was not included in the original zoning request.

Mr. Chandler briefly covers the Director's Report.

There was a lot of hotel discussion at City Council on The District development. The Candlewood Suites owners not only attended City Council and spoke, but also circulated a petition among local community hotel owners to oppose a hotel at that site. The TMED T5-c zoning district allows hotels, by right, regardless, without a Planned Development. City Council approved the request as recommended by P&Z.

The proposed Bed & Breakfast (Ferguson House) was withdrawn by the applicants the day of City Council. It is believed the buyers still plan on purchasing the home but were not ready to open a Bed & Breakfast at this time.

Discussion regarding SH 317, Prairie View Road project, and SH 36. Mr. Chandler stated he would need to check on the status and provide a report at the next P&Z meeting.

Discussion regarding Old Waco Road project. Mr. Chandler stated it was on track for May 2016 completion.

Brief discussion regarding the Old Salvation Army project.

Mr. Chandler stated several concerns have been raised about the quarry since citizens are very upset. City officials are currently trying to work on this situation since the quarry may be operating totally within state and local codes. The traffic is becoming a serious hazard for the area for both 2305 and 317.

Mr. Chandler would need to research the issue further and report back to the Commission.

There being no further business, Chair Jones closed the meeting at 5:26 P.M.



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

02/16/16
Item #2
Regular Agenda
Page 1 of 4

APPLICANT / DEVELOPMENT: Ronald & Angelica Cox

CASE MANAGER: Mark Baker, Senior Planner

ITEM DESCRIPTION: Z-FY-16-14 Hold a public hearing to discuss and recommend action on 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.

STAFF RECOMMENDATION: Based on the following, staff recommends approval for a rezoning from Agriculture (AG) district to General Retail (GR) district for the following reasons:

1. The proposed rezoning is in compliance with the Future Land Use Plan's (FLUP) Suburban Commercial District;
2. The proposed zoning is compatible with surrounding zoning and uses;
3. The request complies with the Thoroughfare Plan; and
4. Public facilities are available to serve the subject property.

ITEM SUMMARY: The subject property contains a 2.00 +/- acre tract conveyed as Tract One and a 1.00 +/- acre tract conveyed as Tract Two for a total of 3.00 +/- acres, which is being proposed for rezoning from General Agriculture (AG) to General Retail (GR).

A companion final plat (P-FY-16-17) was reviewed by the Development Review Committee (DRC) for the same 3.00 +/- acre tract of land on February 4, 2016. At this time, the plat will be processed administratively, once it is deemed administratively complete by the DRC and would not require Planning & Zoning Commission review.

While it is anticipated the property will be developed with retail and service uses, there are a number of residential and non-residential uses that are permitted by right in the GR zoning district. The uses allowed in the GR, include but are not limited to:

Permitted & Conditional Use Table - General Retail (GR)	
Agricultural Uses	* Farm, Ranch or Orchard

Residential Uses	<ul style="list-style-type: none"> * Single Family Residence (Detached & Attached) * Duplex * Townhouse * Industrialized Housing * Family or Group Home * Home for the Aged
Retail & Service Uses	<ul style="list-style-type: none"> * Most Retail & Service Uses * Alcoholic Beverage Sales, off-premise consumption, package Store (CUP)
Commercial Uses	<ul style="list-style-type: none"> * Plumbing Shop * Upholstery Shop * Kennel without Veterinary Hospital (CUP) * Indoor Flea Market
Industrial Uses	<ul style="list-style-type: none"> * Temporary Asphalt & Concrete Batching Plat (CUP) * Laboratory, medical, dental, scientific or research * Recycling collection location
Recreational Uses	<ul style="list-style-type: none"> * Park or Playground * Beer & Wine (On Premise Consumption) < 75%
Vehicle Service Uses	<ul style="list-style-type: none"> * Auto Leasing, Rental * Auto Sales - New & Used (outside Lot) * Car Wash * Vehicle Servicing (Minor)
Restaurant Uses	<ul style="list-style-type: none"> * With & Without Drive-In
Overnight Accommodations	<ul style="list-style-type: none"> * Hotel or Motel
Transportation Uses	<ul style="list-style-type: none"> * Emergency Vehicle Service * Helistop

Prohibited uses include HUD-Code manufactured homes and land lease communities, most commercial uses and industrial uses.

Surrounding Property & Uses			
<u>Direction</u>	<u>FLUP</u>	<u>Zoning</u>	<u>Current Land Use</u>
Site	Suburban Commercial	AG	Existing Residence & Undeveloped
North	Suburban Commercial	AG & GR	Undeveloped
South	Suburban Commercial	AG & GR	Commercial Use
East	Suburban Commercial & Agriculture	AG	Undeveloped
West	Suburban Commercial	GR & AG	Undeveloped

COMPREHENSIVE PLAN (CP) 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 Plan (FLUP)	YES
CP	Map 5.2 - Thoroughfare Plan	YES
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	YES
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	YES

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

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

The subject property is entirely within the Suburban Commercial land use district. While office and retail service-related zoning districts are typically consistent with the Suburban Commercial land use district, the GR zoning is in-compliance for this location. In these circumstances, staff evaluates the appropriateness of GR on a case by case basis. While the GR zoning district lends itself more to the Auto-Urban Commercial land use district, the presence of existing GR and the location of arterial roads as well as future development trends for an area influence the consideration of GR consistency. In this case, since the subject property would have direct access to SH 317, a major Thoroughfare with the presence of GR-zoning in the immediate vicinity, the request to GR is considered consistent with the Future Land Use Plan. A similar situation is the presence of GR-supported zoning along Old Waco Road, the Outer Loop, where the Future Land Use Plan designation is also Suburban Commercial.

Thoroughfare Plan (CP Map 5.2)

The subject property takes access from State Highway 317 and the existing alignment of Prairie View Road. The realignment of Prairie View Road as an arterial is shown on the most current Thoroughfare Plan and would go around the subject property and connect north of the subject property. While it is uncertain for the disposition the fronting alignment of Prairie View Road, is for cul-de-sac or removal altogether, has not been determined by Public Works. The remaining section of Prairie View Road has been reclassified as a local street.

Availability of Public Facilities (CP Goal 4.1)

Sewer is available to the subject property through an existing 10-inch sewer line in State Highway 317. Water is available through either an existing 2-inch waterline in SH 317 or a 6-inch waterline in Prairie View Road.

Temple Trails Master Plan Map and Sidewalks Ordinance

The Trails Master Plan identifies a proposed Community-Wide Connector Trail along both the current alignment of Prairie View Road and State Highway 317. The realignment of Prairie View Road is a funded TCIP project and anticipated to begin in February 2017. A 6-8-foot trail may be constructed in the ROW of State Highway 317 in conjunction with the anticipated widening project. However, TxDOT confirmed that no sidewalk is included in their scope of construction for widening. Therefore, a 6-foot sidewalk would be the responsibility of the owner / developer. The City may participate in the upsizing

costs associated with trail improvement and construction. TxDOT Construction for the State Highway 317 widening project is anticipated to begin in the spring of 2016.

DEVELOPMENT REGULATIONS: Non-residential setbacks in the Agriculture (AG) & General Retail (GR) districts are:

	Current (AG)	Proposed (GR)
Minimum Lot Size	N/A	N/A
Minimum Lot Width	N/A	N/A
Minimum Lot Depth	N/A	N/A
Front Setback	50 Feet	15 Feet
Side Setback	20 Feet	10 Feet
Side Setback (corner)	15 Feet	10 Feet
Rear Setback	10 Feet	0 Feet
Max Building Height	3 Stories	3 Stories

PUBLIC NOTICE: Nine notices to property owners 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 February 11, 2016 at 3:00 PM, No notices have been received. An update regarding late notices, will be provided at the Planning & Zoning Commission meeting, if necessary.

The newspaper printed notice of the public hearing on February 5, 2016, in accordance with state law and local ordinance.

PROPOSED CITY COUNCIL MEETING SCHEDULE: This rezoning is scheduled for the 1st Reading on March 17, 2016 and a 2nd Reading on April 7, 2016.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

- Site and Surrounding Property Photos
- Final Plat for Angelica Acres (Exhibit A)
- Aerial Map
- Location Map
- Realignment Map of Prairie View Road
- Zoning Map
- Future Land Use and Character Map
- Thoroughfare & Trails Map
- Utility Map
- Notification Map

Site & Surrounding Property Photos



Site – Prairie View Frontage: Undeveloped (AG)



Site – SH 317 Frontage: Partially Developed with Existing Use (AG)



Site – SH 317 Frontage: Undeveloped (AG)



North: Scattered Retail - Service & Utility Uses (AG & GR)



East: Undeveloped & Scattered Residences on Acreage (AG)



West (Across SH 317): Undeveloped (AG)



South: Existing Equipment Rental Store (AG)



**South: Undeveloped & Developing Single Family Residential
Lake Pointe Phases I & II subdivision
(AG, GR & SF-2)**



AG to GR

AERIAL MAP

Zoning Case :
Z-FY-16-14

Address :
9151 State Hwy 317

- 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: 1/20/2016





AG to GR

LOCATION MAP

Zoning Case :
Z-FY-16-14

Address :
9151 State Hwy 317



- 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: 1/20/2016



FINAL PLAT of ANGELICA ACRES

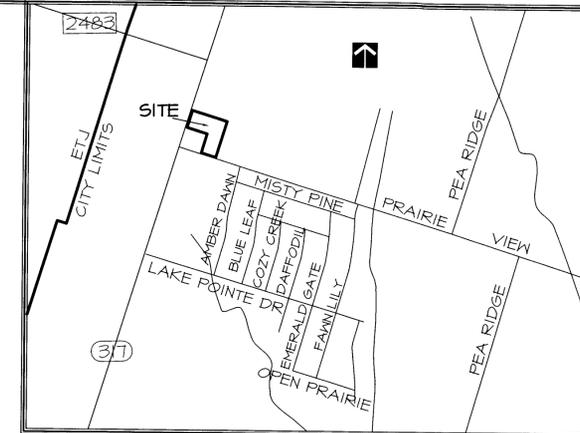
WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

BEING 3.00 ACRES SITUATED IN THE BALDWIN ROBERTSON SURVEY, ABSTRACT 17, BELL COUNTY, TEXAS.

This project is referenced to the City of Temple Coordinate System, NAD 83, Texas Central Zone. All distances are horizontal surface distances unless noted and all bearings are grid bearings. All coordinates are referenced to City Monument No. 145. The theta angle at City Monument No. 145 is 01°24'35". The combined correction factor (CCF) is 0.999851. Grid distance = Surface distance X CCF. Geodetic north = Grid north + theta angle. Reference line from City Monument No. 145 to the northwest corner of this 3.00 Acre tract is S 13°20'52" W 1728.38 feet. Published City coordinates for project reference point 145 are N = 10342.01938 E = 3203.35040

Based upon what can be scaled from the graphics shown on F.E.M.A Flood Insurance Rate Map (FIRM), Map No. 48027G0110E, effective date September 26, 2008, the above shown property does not appear within the "Special Flood Hazard Area", and appears to be situated in Zone X. This Flood statement does not imply that this tract will never flood, nor does it create any liability in such event on the part of this surveyor or company.

LOTS - ONE (1)
BLOCKS - ONE (1)
AREA - 3.00 ACRES



VICINITY MAP - N.T.S.

STATE OF TEXAS
COUNTY OF BELL
RONALD E. COX and ANGELICA H. COX, TRUSTEES, OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS **ANGELICA ACRES**, WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED TO, HEREBY DEDICATE THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES SHOWN HEREON WITHIN THE PLAT BOUNDARIES OF THIS SUBDIVISION.

BY: RONALD E. COX _____ ANGELICA H. COX _____

STATE OF TEXAS
COUNTY OF BELL
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RONALD E. COX 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2016.

NOTARY PUBLIC, STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BELL
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANGELICA H. COX KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE _____ DAY OF _____, 2016.

NOTARY PUBLIC, STATE OF TEXAS

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

DIRECTOR OF PLANNING _____ DATE _____

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

Dated this the _____ day of _____, 2016 A. D.

By: _____
Bell County Tax Appraisal District

STATE OF TEXAS
COUNTY OF BELL

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



CHARLES C. LUCKO, R.P.L.S. DATE SURVEYED: DECEMBER 23, 2015
REGISTRATION NO. 4636

CALLED 2159 ACRES
JACK CREASER EQUITABLE TRUST
Doc. No. 2008-00044750

STATE HIGHWAY 317
(100' from (original surface))
Vol. 452, Pg. 406

5/8" Iron Rod Found

(Rec. S 71° E 208.76')
S 12°35'33" E 208.46'

REMAINDER OF
CALLED 40 ACRES
ELIZABETH SHEPPARD
Vol. 5084, Pg. 182

LOT 1
BLOCK 1
3.00 ACRE
OF LAND

(Rec. N 14° E 208.71')
N 17°14'11" E 204.17'
10' Utility Easement

30' Building Line

1/2" Iron Rod Found

(Rec. N 72°41'11" W 248.36')
N 72°41'11" W 248.36'
(Rec. N 70°54'14" W 34.55'; & N 71° W 208.76')

SSB HOLDINGS, INC.
Vol. 4701, Pg. 650

1/2" Iron Rod Found

(Rec. N 17°18'50" E 82.48')

N 17°18'50" E 82.48'

1/2" Iron Rod Found

(Rec. N 16°54'42" E 231.02')

N 16°54'42" E 231.02'

1/2" Iron Rod Found

(Rec. N 10°51'21" W 178.36')

N 10°51'21" W 178.36'

1/2" Iron Rod Found

(Rec. N 72°36'16" W 178.36')

N 72°36'16" W 178.36'

1/2" Iron Rod Found

(Rec. N 70°51'21" W 178.36')

N 70°51'21" W 178.36'

1/2" Iron Rod Found

(Rec. N 10°51'21" W 178.36')

N 10°51'21" W 178.36'

1/2" Iron Rod Found

(Rec. N 72°36'16" W 178.36')

N 72°36'16" W 178.36'

1/2" Iron Rod Found

(Rec. N 70°51'21" W 178.36')

N 70°51'21" W 178.36'

1/2" Iron Rod Found

(Rec. N 72°36'16" W 178.36')

N 72°36'16" W 178.36'

1/2" Iron Rod Found

(Rec. N 70°51'21" W 178.36')

N 70°51'21" W 178.36'

1/2" Iron Rod Found

(Rec. N 72°36'16" W 178.36')

N 72°36'16" W 178.36'

1/2" Iron Rod Found

(Rec. N 70°51'21" W 178.36')

N 70°51'21" W 178.36'

1/2" Iron Rod Found

(Rec. N 72°36'16" W 178.36')

N 72°36'16" W 178.36'

1/2" Iron Rod Found

(Rec. N 70°51'21" W 178.36')

N 70°51'21" W 178.36'

1/2" Iron Rod Found

(Rec. N 72°36'16" W 178.36')

N 72°36'16" W 178.36'

1/2" Iron Rod Found

(Rec. N 70°51'21" W 178.36')

N 70°51'21" W 178.36'

1/2" Iron Rod Found

(Rec. N 72°36'16" W 178.36')

N 72°36'16" W 178.36'

1/2" Iron Rod Found

(Rec. N 70°51'21" W 178.36')

N 70°51'21" W 178.36'

1/2" Iron Rod Found

(Rec. N 72°36'16" W 178.36')

N 72°36'16" W 178.36'

1/2" Iron Rod Found

(Rec. N 70°51'21" W 178.36')

N 70°51'21" W 178.36'

1/2" Iron Rod Found

(Rec. N 72°36'16" W 178.36')

N 72°36'16" W 178.36'

1/2" Iron Rod Found

(Rec. N 70°51'21" W 178.36')

N 70°51'21" W 178.36'

1/2" Iron Rod Found

(Rec. N 72°36'16" W 178.36')

N 72°36'16" W 178.36'

1/2" Iron Rod Found

(Rec. N 70°51'21" W 178.36')

N 70°51'21" W 178.36'

1/2" Iron Rod Found

(Rec. N 72°36'16" W 178.36')

N 72°36'16" W 178.36'

1/2" Iron Rod Found

(Rec. N 70°51'21" W 178.36')

N 70°51'21" W 178.36'

1/2" Iron Rod Found

(Rec. N 72°36'16" W 178.36')

N 72°36'16" W 178.36'

1/2" Iron Rod Found

(Rec. N 70°51'21" W 178.36')

N 70°51'21" W 178.36'

1/2" Iron Rod Found

(Rec. N 72°36'16" W 178.36')

N 72°36'16" W 178.36'

1/2" Iron Rod Found

(Rec. N 70°51'21" W 178.36')

N 70°51'21" W 178.36'

1/2" Iron Rod Found

(Rec. N 72°36'16" W 178.36')

N 72°36'16" W 178.36'

1/2" Iron Rod Found

(Rec. N 70°51'21" W 178.36')

N 70°51'21" W 178.36'

1/2" Iron Rod Found

(Rec. N 72°36'16" W 178.36')

N 72°36'16" W 178.36'

1/2" Iron Rod Found

(Rec. N 70°51'21" W 178.36')

N 70°51'21" W 178.36'

1/2" Iron Rod Found

(Rec. N 72°36'16" W 178.36')

N 72°36'16" W 178.36'

1/2" Iron Rod Found

(Rec. N 70°51'21" W 178.36')

N 70°51'21" W 178.36'

1/2" Iron Rod Found

(Rec. N 72°36'16" W 178.36')

N 72°36'16" W 178.36'

1/2" Iron Rod Found

(Rec. N 70°51'21" W 178.36')

N 70°51'21" W 178.36'

1/2" Iron Rod Found

(Rec. N 72°36'16" W 178.36')

N 72°36'16" W 178.36'

1/2" Iron Rod Found

(Rec. N 70°51'21" W 178.36')

N 70°51'21" W 178.36'

1/2" Iron Rod Found

(Rec. N 72°36'16" W 178.36')

N 72°36'16" W 178.36'

1/2" Iron Rod Found

(Rec. N 70°51'21" W 178.36')

N 70°51'21" W 178.36'

1/2" Iron Rod Found

(Rec. N 72°36'16" W 178.36')

N 72°36'16" W 178.36'

1/2" Iron Rod Found

(Rec. N 70°51'21" W 178.36')

N 70°51'21" W 178.36'

1/2" Iron Rod Found

(Rec. N 72°36'16" W 178.36')

N 72°36'16" W 178.36'

1/2" Iron Rod Found

(Rec. N 70°51'21" W 178.36')

N 70°51'21" W 178.36'

1/2" Iron Rod Found

(Rec. N 72°36'16" W 178.36')

N 72°36'16" W 178.36'

1/2" Iron Rod Found

(Rec. N 70°51'21" W 178.36')

N 70°51'21" W 178.36'

1/2" Iron Rod Found

(Rec. N 72°36'16" W 178.36')

N 72°36'16" W 178.36'

1/2" Iron Rod Found

(Rec. N 70°51'21" W 178.36')

N 70°51'21" W 178.36'

1/2" Iron Rod Found

(Rec. N 72°36'16" W 178.36')

N 72°36'16" W 178.36'

1/2" Iron Rod Found

(Rec. N 70°51'21" W 178.36')

N 70°51'21" W 178.36'

1/2" Iron Rod Found

(Rec. N 72°36'16" W 178.36')

N 72°36'16" W 178.36'

1/2" Iron Rod Found

(Rec. N 70°51'21" W 178.36')

N 70°51'21" W 178.36'

1/2" Iron Rod Found

(Rec. N 72°36'16" W 178.36')

N 72°36'16" W 178.36'

1/2" Iron Rod Found

(Rec. N 70°51'21" W 178.36')

N 70°51'21" W 178.36'

1/2" Iron Rod Found

(Rec. N 72°36'16" W 178.36')

N 72°36'16" W 178.36'

1/2" Iron Rod Found

(Rec. N 70°51'21" W 178.36')

N 70°51'21" W 178.36'

1/2" Iron Rod Found

(Rec. N 72°36'16" W 178.36')

N 72°36'16" W 178.36'

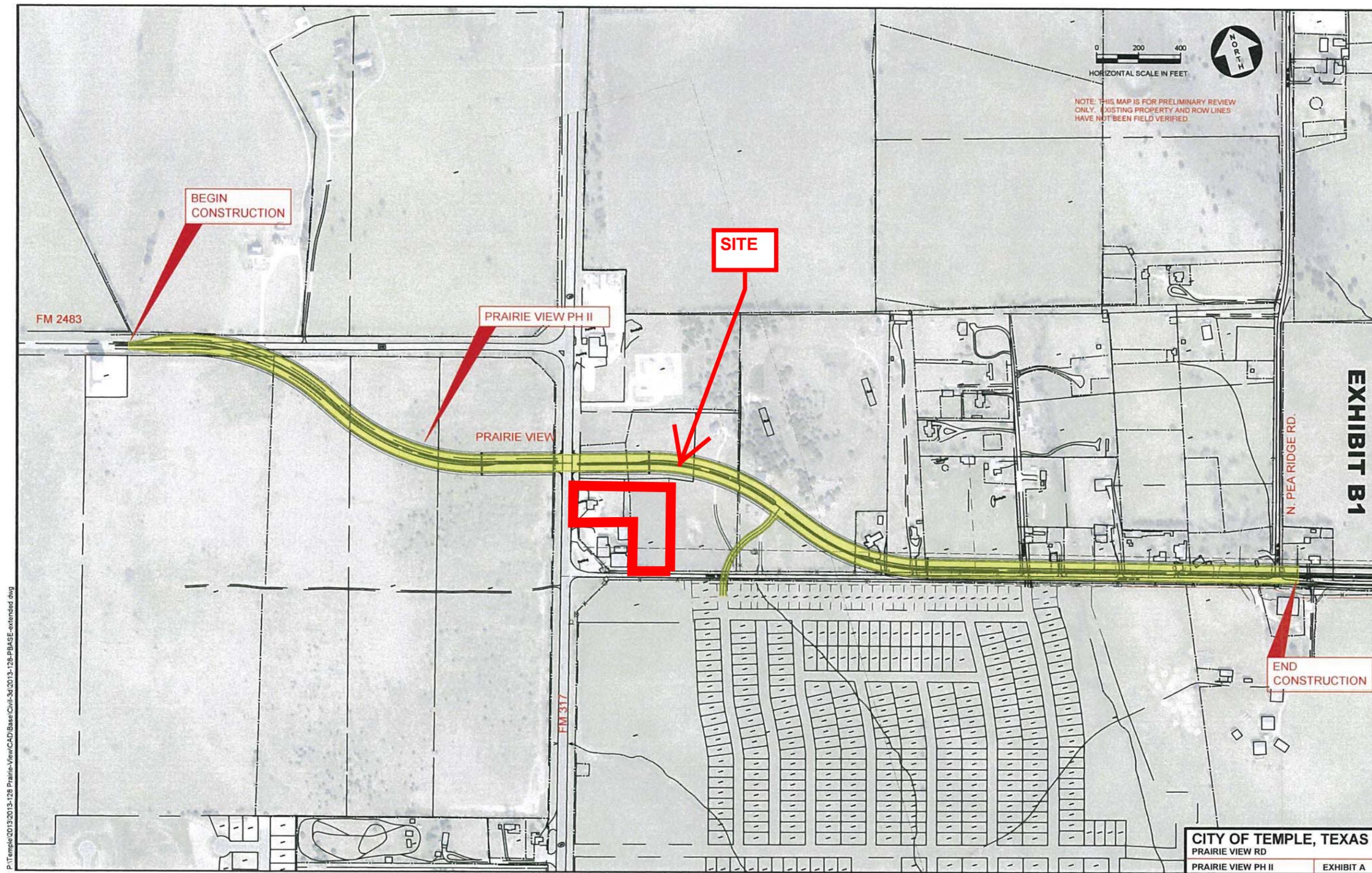
1/2" Iron Rod Found

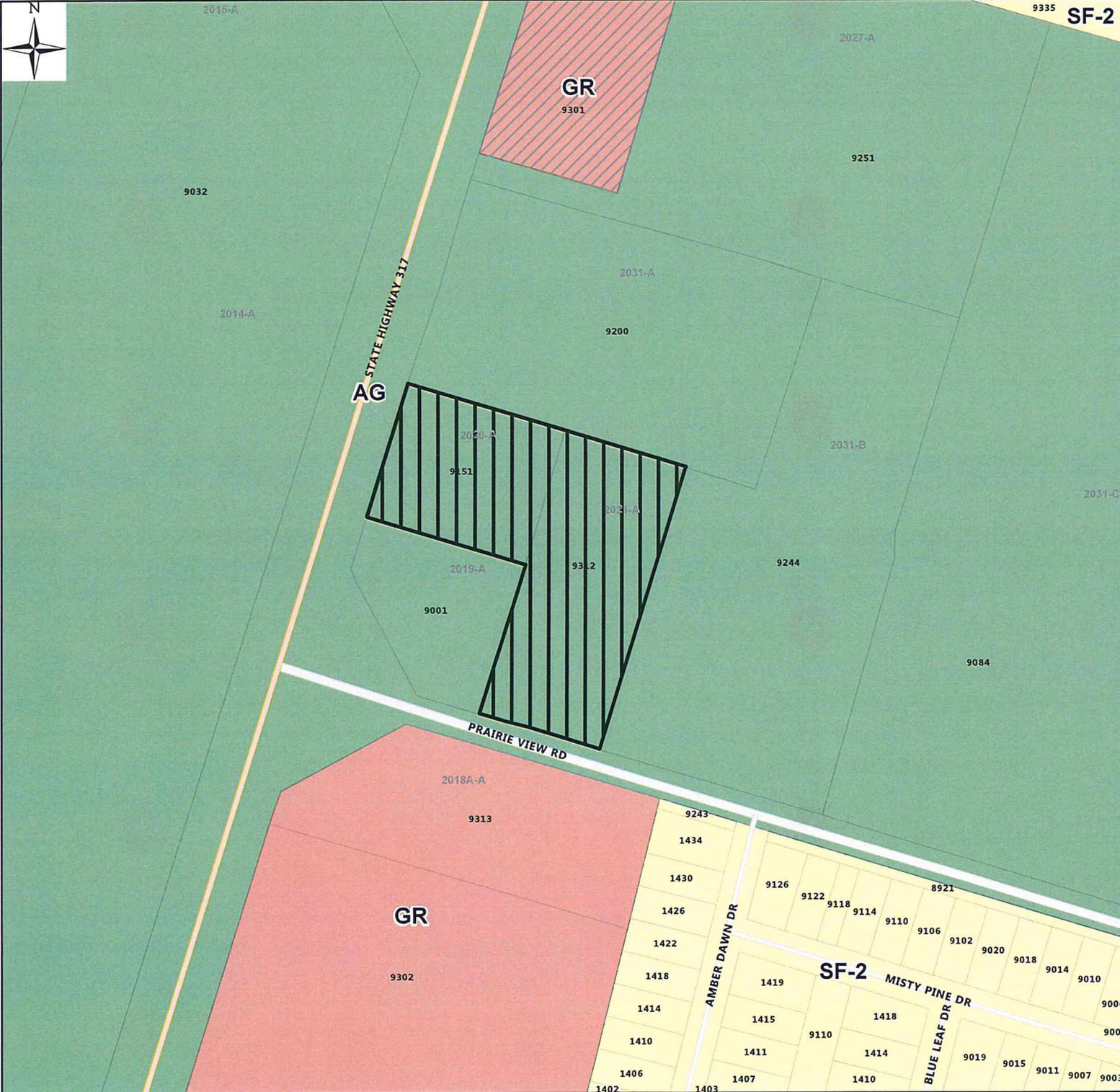
(Rec. N 70°51'21" W 178.36')

N 70°51'21" W 178.36'

1/2" Iron Rod Found

(Rec. N





AG to GR

Zoning Map

Zoning Case :

Z-FY-16-14

Address :

9151 State Hwy 317

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-2 - PD	CA	T4 - PD
SFA-3	CA - CUP	T4 - CUP
SFA-3 - PD	CA - PD	T5-C
2F	C	T5-C - CUP
2F - CUP	C - CUP	T5-C - PD
2F - PD	C - PD	T5-E
MF-1	C - CUP, PD	T5-E - CUP
MF-1 - CUP	LI	T5-E - PD
MF-1 - PD	LI - CUP	NO BASE
MF-2	LI - PD	CUP
MF-2 - CUP	LI - CUP, PD	PD
MF-2 - PD	HI	CaseArea
MF-3 - PD	HI - PD	Buffer
	AG	

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: 1/20/2016





AG to GR FUTURE LAND USE MAP

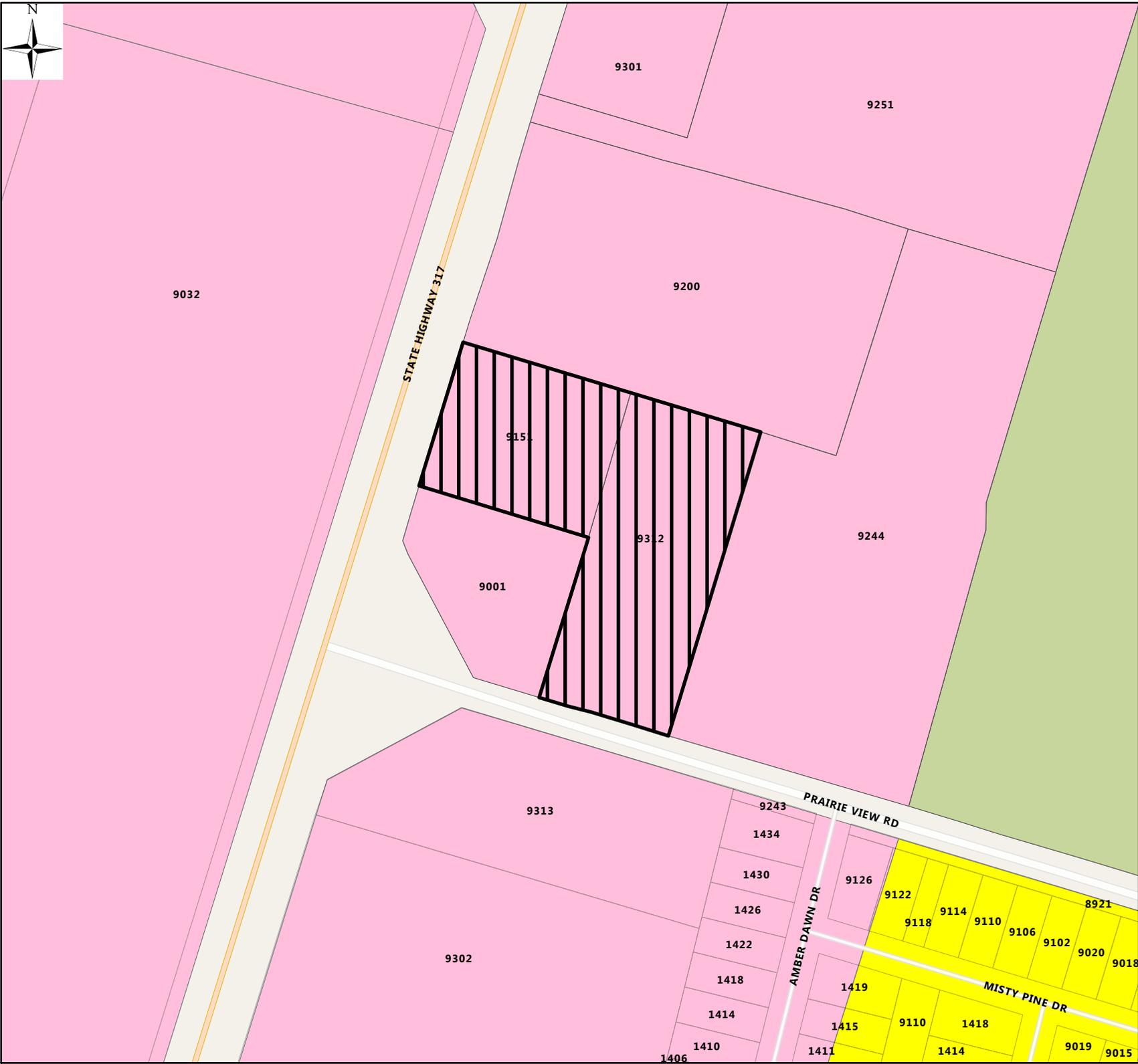
Zoning Case :
Z-FY-16-14

Address :
9151 State Hwy 317

-  EXPRESSWAY
-  MAJOR ARTERIAL
-  COLLECTOR
-  LOCAL STREET
-  MINOR ARTERIAL
-  PRIVATE
-  RAMP
-  Parcels
- Future LUP
 -  Agricultural/Rural
 -  Auto-Urban Commercial
 -  Auto-Urban Mixed Use
 -  Auto-Urban Multi-Family
 -  Auto-Urban Residential
 -  Business Park
 -  Estate Residential
 -  Industrial
 -  Neighborhood Conservation
 -  Parks & Open Space
 -  Public Institutional
 -  Suburban Commercial
 -  Suburban Residential
 -  Temple Medical Education District
 -  Urban Center
 -  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: 1/20/2016





AG to GR

UTILITY MAP

Zoning Case :
Z-FY-16-14

Address :
9151 State Hwy 317

-  Manhole
-  Gravity Main
-  Hydrant
-  Main
-  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: 1/20/2016

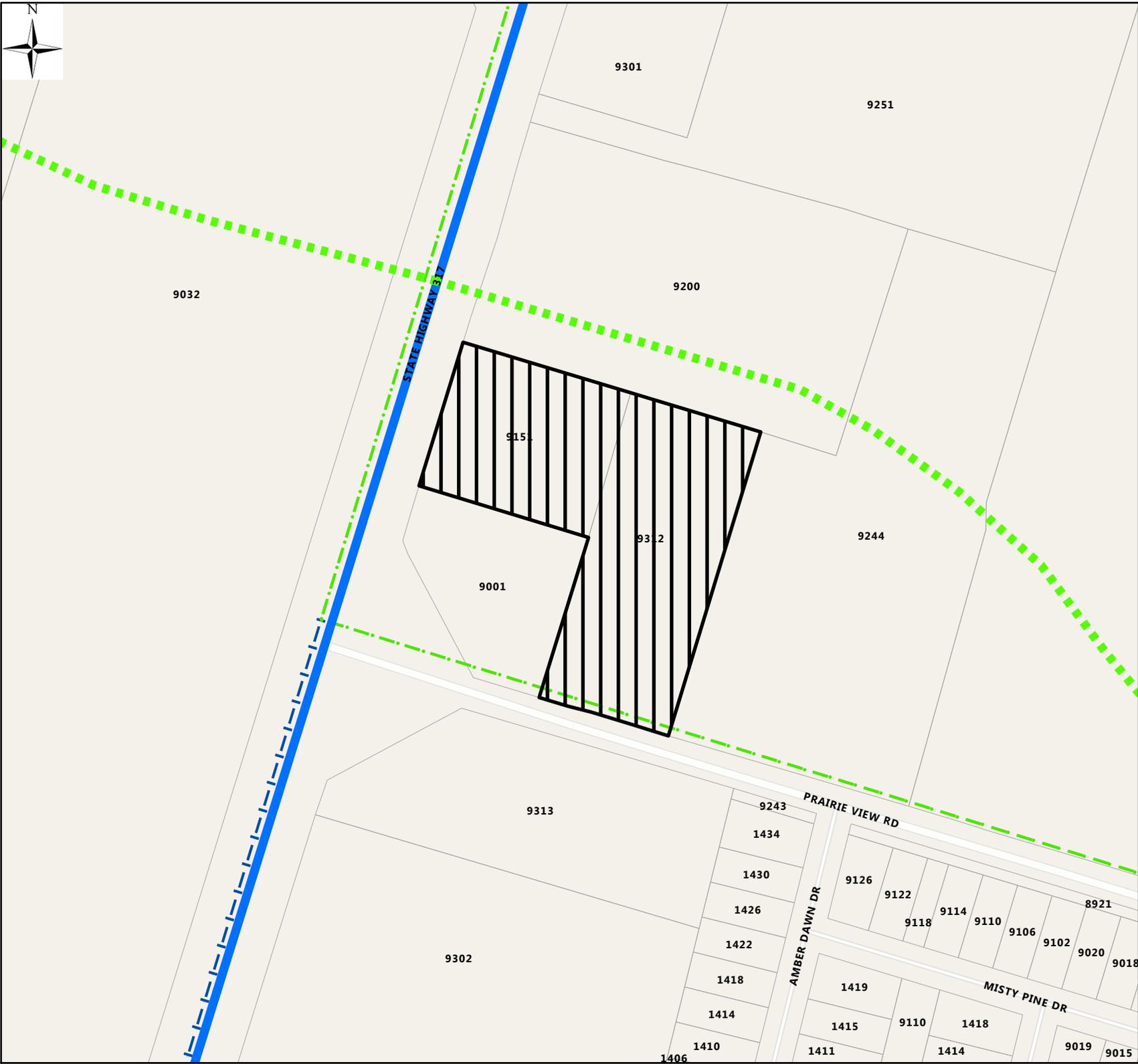




AG to GR THOROUGHFARE AND TRAILS MAP

Zoning Case :
Z-FY-16-14

Address :
9151 State Hwy 317

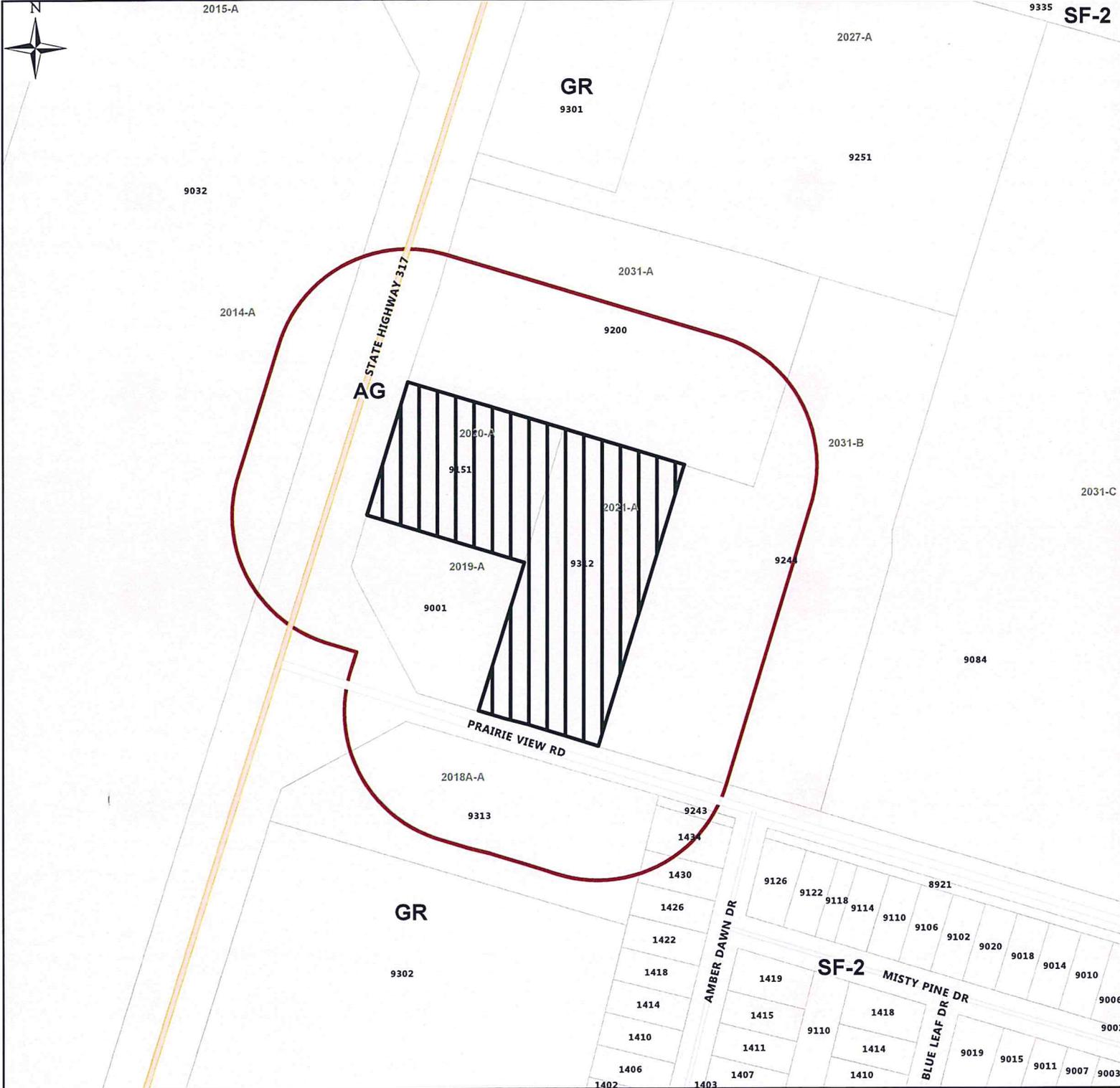


- Parcels
- Expressway
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Collector
- Proposed Collector
- PROPOSED, COMMUNITY WIDE CONNECTOR
- PROPOSED, LOCAL CONNECTOR
- CaseArea
- EXISTING, CITY WIDE SPINE
- EXISTING, COMMUNITY WIDE CONNECTOR
- EXISTING, LOCAL CONNECTOR
- PROPOSED, CITY WIDE SPINE

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: 1/20/2016





AG to GR
 200'
 NOTIFICATION MAP

Zoning Case :
 Z-FY-16-14
 Address :
 9151 State Hwy 317

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: 1/20/2016





PLANNING AND ZONING COMMISSION AGENDA ITEM

02/16/16
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.

Future Commission Projects	Status	Applicant	Project Mgr.
P-FY-15-27 - 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
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	Mark
P-FY-15-36 - Consider and take action on the Final Plat of Morgan Ridge Estates, a 5.143 +/- acre 2-lot, 1-block residential subdivision within the E.T.J of the City of Temple. Bell County , Texas, being a portion of the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located at the southwest corner of the Morgan Drive and Hartrick Bluff Road intersection	DRC 7/06/15 (administrative approval) awaiting mylars for signatures	All County Surveying	Tammy
P-FY-15-46 - 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

<p>P-FY-15-47 - 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.</p>	<p>Approved by P&Z and awaiting mylars for signatures</p>	<p>Ron Carroll</p>	<p>Tammy</p>
<p>P-FY-16-08 - 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.</p>	<p>Waiting for applicant's response to post-DRC comments</p>	<p>Advanced Surveying and Mapping</p>	<p>Dessie</p>
<p>P-FY-16-09 – Consider and take action on a final plat of Hills of Westwood Phase IX, a 20.720 +/- acre, 96 lots, 4 blocks residential subdivision, situated in the NANCY CHANCE Survey, Abstract No. 5, located west of Old Waco Road, south of Freedom Drive, and east of Neuberry Cliffe.</p>	<p>Waiting on mylars</p>	<p>Turley Associates</p>	<p>Dessie</p>
<p>P-FY-16-12 - Consider and take action on the Amending Final Plat of Lake Pointe Phase II-A3, a 6.02 +/- acre, a 32-lot, 2-Block residential subdivision, located on Blue Leaf Drive in Lake Pointe Subdivision.</p>	<p>Released for recordation</p>	<p>Scott Brooks</p>	<p>Mark</p>
<p>P-FY-16-16 - Consider and take action on the Final Plat of Las Colinas Replat, 5+ acres, Lots 9, 10, & 11, Block 1, and Lots 13 & 14, Block 3, Las Colinas Subdivision, located at 1710 & 1719 Las Lomas Court & 1545, 1605, 1615 Altavista Loop.</p>	<p>DRC 2/04/16 Awaiting revisions from applicants</p>	<p>Mark Rendon</p>	<p>Tammy</p>
<p>P-FY-16-17 - 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 & Angelica Cox</p>	<p>Mark</p>
<p>P-FY-16-18 - 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</p>	<p>Clark & Fuller</p>	<p>Mark</p>

<p>Z-FY-16-10 - Hold a public hearing to consider and recommend action on a rezoning from Commercial (C) District to Planned Development Commercial (PD-C) District to allow for uses allowed under the property's base zoning (Commercial), but prohibited under the I-35 Overlay District, and for an appeal of landscaping and building articulation requirements imposed by the I-35 Overlay District under the Unified Development Code (UDC) Section 6.7.5 E, F-I, and 6.7.8 D, respectively.</p>	PZC 3/07/16	Lloyd Thomas	Brian
<p>Z-FY-16-16 - Hold a public hearing to discuss and recommend action on a rezoning from Agriculture (AG) district to Single Family One (SF-1) district, on 5.888 +/- acres, situated in the Mary Cherry Survey, Abstract No. 175, Bell County, Texas, located at 4516 Hickory Road.</p>	PZC 3/07/16	Bobby Arnold	Mark
<p>TMED-FY-16-01 - Hold a public hearing to consider and recommend action to amend Ordinance No. 2014-4689, for a TMED Planned Development District site plan on 1.27 acres +/-, Lot 1, Block 1, Shoppes on the Hill Subdivision, to allow for a drive-through restaurant, located at 2304 South 31st Street.</p>	PZC 3/07/16	Will Morris	Brian
<p>P-FY-16-19 - Consider and take action on the Final Plat of Westfield Development V, Replat No. 1, 12.488 +/- acres, 2-lot, 1-block non-residential subdivision, situated in the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located north of Stonehollow Drive and west of Hilliard Road</p>	DRC 2/25/16	Turley Associates	Tammy
<p>P-FY-16-20 - 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>	DRC 2/25/16	All County Surveying	Mark
<p>P-FY-16-21 - 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>	DRC 2/25/16	Yalgo Engineering	Dessie
<p>P-FY-16-22 - Consider and take action on the Amending Plat of Lots 1 & 2, Block 1, Shoppes on the Hill, located at 2304 & 2320 South 31st Street.</p>	DRC 2/25/16	All County Surveying	Dessie

City Council Final Decisions	Status
<p>Z-FY-16-03: Consider adopting an ordinance authorizing a rezoning from TMED (Temple Medical Education District) T4 to PD-T5-e and T5-c to PD-T5-c (Planned Development District-TMED T5-e and T5-c Districts) to accommodate a proposed mix of multi-family and commercial development on 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 31st Street and Scott Boulevard.</p>	<p>APPROVED at 2nd Reading on February 4, 2016</p>
<p>Z-FY-16-08 – Consider adopting an ordinance authorizing a rezoning from Two Family (2F) zoning district to Commercial (C) zoning district, Lots 5 & 6, Block 011, Temple Heights, located at 1119 South 53rd Street.</p>	<p>APPROVED at 1st Reading on February 4, 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										3		
Tanya Mikeska-Reed	P	A	P										2	1	
Blake Pitts	A	P	P										2	1	
Patrick Johnson	P	P	P										3		
Omar Crisp	P	A	P										2	1	
David Jones	P	A	P										2	1	
Greg Rhoads	P	P	P										3		
Will Sears	A	A	P										1	2	
Lester Fettig	P	P	P										3		

	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