

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
PLANNING CONFERENCE ROOM  
DECEMBER 8, 2015, 5:00 P.M.  
WORK SESSION AGENDA**

Staff will present the following items:

1. Discuss, as may be needed, Regular Meeting agenda items for the meeting posted for Tuesday, December 8, 2015.
2. Receive and discuss the Planning Director's Report containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments (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  
DECEMBER 8, 2015, 5:30 P.M.  
REGULAR MEETING AGENDA**

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

**A. CONSENT ITEMS**

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

**Item 1:** [Approval of Minutes](#): Work session and the regular meeting of November 16, 2015.

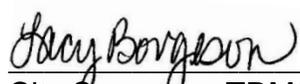
**B. ACTION ITEMS**

**Item 2:** [Z-FY-16-03](#) – Hold a public hearing to discuss and recommend action on 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 31<sup>st</sup> Street and Scott Boulevard.

**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.

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 3:30 p.m., December 2, 2015.

  
\_\_\_\_\_  
City Secretary, TRMC

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 \_\_\_\_\_ 2015.

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

**PLANNING AND ZONING COMMISSION  
NOVEMBER 16, 2015  
5:30 P.M.**

**PLANNING AND ZONING MEMBERS PRESENT**

Vice-Chair Patrick Johnson

**COMMISSIONERS:**

Lydia Alaniz  
Blake Pitts

Tanya Mikeska-Reed  
Greg Rhoads

**PLANNING AND ZONING MEMBERS ABSENT:**

David Jones  
Will Sears

Omar Crisp  
Lester Fettig

**STAFF PRESENT:**

Brian Chandler, Director of Planning  
Kayla Landeros, City Attorney  
Trudi Dill, Deputy City Attorney  
Richard Wilson, Deputy City Engineer  
Tammy Lyerly, Senior Planner  
Mark Baker, Senior Planner  
Dessie Redmond, Planner  
Mary Maxfield, Planning Technician  
Leslie Evans, Planning Technician  
Kelli Tibbit, Administrative Assistant

**The agenda for this meeting was posted on the bulletin board at the Municipal Building, November 12, 2015 at 4:30 p.m. in compliance with the Open Meetings Law.**

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

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

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

**A. CONSENT ITEMS**

**Item 1: Approval of Minutes:** Work session and the regular meeting of November 2, 2015.

Approved by general consent.

## B. ACTION ITEMS

**Item 2: P-FY-15-40** - Consider and recommend action on the Final Plat of Whitehall Road Addition, a 4.748 +/- acre, 1-lot, 1-block, residential subdivision, with an exception to UDC Section 8.1.3A.7 of the Unified Development Code (UDC) related to required fire hydrants, located on the north side of Whitehall Road, approximately 2900 feet east of its intersection with FM 2409.

Mr. Mark Baker, Senior Planner, stated the applicant has requested an exception on this item and is scheduled for City Council on December 17, 2015.

The Development Review Committee (DRC) reviewed this plat and it was administratively approved on November 2, 2015. The zoning for the subject property is Agriculture (AG).

There is no sewer available to serve the property so on-site sewer systems would be required.

Fire protection is being provided by the Temple Fire Department so a fire hydrant is required. The water supply will be through the Moffat Water Supply Company and serviced through a two-inch water line.

Whitehall Road is designated as a collector and a four-foot sidewalk waiver has been requested and is currently in review by the Director of Planning.

The subject area experienced multiple plats that were done without the benefit of a subdivision plat, those being triggered by either a building permit for construction, future expansion or septic permit. In this case, an address was being requested for utilities and addresses are not issued until the plat is processed.

Any future platting would address existing deficiencies such as needed right-of-way dedication along South Whitehall Road. In this case, there is a plat deficiency of 5.35 feet of right-of-way dedication.

Since the applicant has requested an exception to the Unified Development Code (UDC) Section 8.1.3A.7 – Required Fire Hydrants, the City Council is the final plat authority.

With regard to the fire hydrants, the proposed lot is not served by the City Water Department, the relative location of the proposed lot is in an isolated area, the lack of water supply in an area to support a hydrant; and in addition, the Fire Marshal recommends approval of the exception.

A right-of-way detail of 5.35 feet is shown on the plat.

Staff recommends approval of the final plat as well as the requested exception related to fire hydrants for the following reasons:

1. The proposed plat is not served by the City's Water Department;
2. The location of the proposed lot;
3. The lack of water supply in the area to support a hydrant; and;

4. The Fire Marshal recommends approval of the exception.

Mr. Baker stated the property was perhaps one to two miles off of State Highway 317 and was very isolated.

Commissioner Mikeska-Reed made a motion to approve Item 2, **P-FY-15-40**, as presented, and Commissioner Pitts made a second.

*Motion passed: (5:0)*

Chair Jones, Commissioners Crisp, Sears, and Fettig absent

**Item 3: P-FY-16-05** – Consider and take action on the Final Plat of Country Lane Commercial Phase II, a 4.930 +/- acre, 2-lot, 1-block, non-residential subdivision, being a Replat of Lot 1, Block 1, Country Lane Commercial Addition, located at approximately the southeast corner of Country View Lane and South Martin Luther King, Jr. Drive.

Mr. Baker stated this plat has been reviewed by the DRC and was deemed administratively complete on November 9, 2015. This is Phase II and is a replat creating two lots from one. The property is zoned Planned Development Office-Two (PD-O2).

Both water and wastewater are available to the property. Water is provided from an existing eight-inch waterline in Country View Lane and an eight-inch waterline along the southern boundary. Wastewater is provided from an existing 10-inch sewer line along the southern boundary and an eight-inch sewer line along the eastern boundary.

The property fronts along south Martin Luther King Junior Drive which does requires a six-foot wide sidewalk. There is a note on the plat requiring the sidewalk.

There is a proposed local connector trail along south Martin Luther King Junior Drive and no issues were identified relative to this.

The Planning and Zoning Commission is the final plat authority since the applicant is not requesting any exceptions to the UDC.

The plat and topo/utility maps are shown.

Staff recommends approval of the Final Plat of Country Lane Commercial Phase II.

Commissioner Rhoads made a motion to approve Item 3, **P-FY-16-05**, as presented, and Commissioner Mikeska-Reed made a second.

*Motion passed: (5:0)*

Chair Jones, Commissioners Crisp, Sears, and Fettig absent

**Item 4: P-FY-16-06** - Consider and take action on the Final Plat of Heritage Place, Phase IV, Replat No 1, a 0.884 +/- acre, 3-lot, 1-block residential subdivision, being a replat of Lots 60, 61, and 62, Block 6, Heritage Place, Phase IV, located on the south side of West Nugent Avenue, across from Eberhardt Drive.

Ms. Tammy Lyerly, Senior Planner, stated DRC reviewed the plat on November 5, 2015 and was deemed administratively complete on November 12, 2015.

The Planning and Zoning Commission is the final plat authority since the applicants have not requested any exceptions to the UDC.

The proposed replat does not increase the number of residential lots but it is adding a street right-of-way dedication to it for the future.

The lot lines have been adjusted to allow for a 50 foot wide street right-of-way for Kingston Drive at West Nugent Avenue entrance to the subdivision.

Water services will be provided through existing eight-inch water lines and sewer services will be provided through existing eight-inch sanitary sewer lines.

The Temple Heritage Place Property Owners' Association, Inc. will be the easement holder and maintain the area labeled as the landscape and signage easement, located along east edge of Lot 3 at Kingston Drive.

Plat is shown.

Topo/utility plan is shown.

Staff recommends approval of the Final Plat of Heritage Place, Phase IV, Replat No. 1.

Ms. Lyerly explained that Kingston Drive will be consistent with what is already in place. When the other half is developed, that plat will have the rest of the right-of-way dedication.

Ms. Jennifer Ryken, Turley Associates, 301 N. 3<sup>rd</sup> Street, stated that right now they are just working on a portion of the right-of-way. In the future, the rest of the right-of-way will be dedicated. Right now the street will only be constructed up to the return and will be grass/natural. Ms. Ryken stated it would not be road base.

Commissioner Pitts made a motion to approve Item 4, **P-FY-16-06**, as presented, and Commissioner Rhoads made a second.

*Motion passed: (5:0)*

Chair Jones, Commissioners Crisp, Sears, and Fettig absent

**Item 5: Z-FY-16-04** – Hold a public hearing to discuss and recommend action on amendments to Ordinance 2010-4413, Temple Unified Development Code, related to regulating Credit Access Businesses (commonly referred to as “Payday Lenders”) and the following specific Articles: Article 5-Use Standards, including specific locational standards; and Article 11-Definitions, providing a definition for Credit Access Businesses.

Mr. Brian Chandler, Director of Planning, stated this item was scheduled to go to City Council for first reading on December 3, 2015 and second reading on December 17, 2015.

Background information and current state regulations are explained. Credit Access Business(es) (CAB's) are commonly known as "Payday Lenders."

Defined in Chapter 393 of the Texas Finance Code:

"Credit Access Business" means a credit services organization that obtains for a consumer or assists a consumer in obtaining an extension of consumer credit in the form of a deferred presentment transaction or a motor vehicle title loan.

"Deferred presentment transaction" means a transaction in which:

A cash advance is made in exchange for a personal check or authorization to debit a deposit account;

The amount of the check or authorized debit equals the amount of the advance plus a fee; and

The person making the advance agrees that the check will not be cashed or deposited or the authorized debit will not be made until a designated future date.

Staff is proposing to adopt the Credit Access Business definition verbatim from the Code.

CAB's are licensed by the Texas Office of Consumer Credit Commissioner (OCCC).

Purpose is mainly to track transactions and fees (quarterly basis), rather than to regulate them.

Due to the lack of caps on fees, Annual Percentage Rates (APRs) can be 500 percent or higher, so many cities have adopted the Texas Municipal League (TML) Model Ordinance.

The City of Temple's City Attorney is proposing adoption of the TML "model ordinance" to regulate CAB lending practices.

Only the zoning regulations are before the Planning and Zoning Commission tonight.

As of June 29, 2015, there were an estimated 15 CAB's in Temple. A map is shown of the locations which concentrate along the major corridors: West Adams, downtown area, South 31<sup>st</sup> Street, H.K. Dodgen Loop, I-35 and General Bruce Drive.

CAB's are not the same as Licensed Finance Companies which are regulated by Chapter 342 of the Texas Finance Code and subject to higher standards of regulation in terms of capping fees, interest rates, etc. There are 22 as of June 29, 2015 according to the OCCC.

The existing 15 CAB locations along Southwest H.K. Dodgen are primarily in Commercial (C) or General Retail (GR) zoning districts. The red circle indicates a 1000 foot buffer between locations and clearly shows there are several CAB's that do not meet this distance. Any standards or form of standards that may be adopted by City Council would allow the existing 15 CAB's to be considered legally non-conforming uses but they would still be subject to state standards and licensing. Assuming they meet those state standards, the CAB's could continue to operate but would not be able to expand.

A downtown area map is shown with existing CAB's. A cluster of CAB's are located west of the railroad tracks along West Adams. At least two of them are located within a Light Industrial (LI) zoning district even though they are not LI uses.

A list of 15 TML Texas cities that have adopted zoning regulations for CAB's is shown. Most of the cities are within the Dallas/Fort Worth metroplex area. Two of the cities, Belton and Bryan, are peer cities Temple looks to quite often when proposing code amendments. Temple has focused on these two cities in terms of evaluating their code amendments.

The City of Bryan, which adopted their ordinance on May 27, 2014, has included the language regarding existing businesses being legally non-conforming. They currently have 10 CAB's but at the time of adoption there were 12.

Bryan's spacing requirements include a 1,000 foot distance between CAB's, 200 feet from any lot zoned or used for residential purposes, CAB's shall not be located on property fronting a street classified as a major arterial or greater as designated by the Bryan Thoroughfare Plan, CAB's are prohibited within Bryan's overlay districts, and a CAB shall be situated only within a freestanding structure and shall not be collocated in the same structure as other uses (strip mall/center).

The City of Belton adopted similar distance requirements on August 26, 2014. Belton included the 1,000 foot space requirement between CAB's (which Belton refers to as "Alternative Financial Services"), the 200 foot distance requirement from residential, a Special Use Permit (SUP which is similar to Temple's CUP) would be required for Payday Lenders, they are prohibited in the Central Business District (CBD), and they are only permitted in Commercial Highway (CH), C1 or C2, which are the most intense Commercial districts.

A presentation on CAB's was given at the last P&Z workshop on November 2, 2015. At that time, Staff's recommendation was to include the 1,000 foot distance requirement between CAB's (per Belton and Bryan), allowing them in the office districts, GR, C, LI and HI districts and requiring a CUP, similar to Belton and be considered on a case-by-case basis and would be subject to the criteria in UDC Section 3.5.4 Review Criteria, essentially preventing nuisance type impact on adjacent neighborhoods. Prohibiting them on major arterials or expressways (similar to Bryan).

Using the above criteria, a zoning and Thoroughfare Plan map is shown giving the existing 15 locations of the CAB's. The yellow areas represent 2004 eligible properties/parcels within the office, GR, C, LI and HI zoning districts and are not located along major arterials or expressways.

The Preferred Option would be the 1,000 foot distance requirement between CABs and the 200 foot distance requirement from adjacent residential zoning districts (not residential "uses"). This also makes it easier to administer. CABs would be allowed in O-1, O-2, GR, C, LI and HI districts and would not require a CUP (it would be allowed by right). Temple would keep the prohibition on major arterials or expressways (shown in red or blue on Thoroughfare Plan).

Using the above criteria, only 364 eligible properties/parcels would be eligible with a high concentration located within the LI zoning districts.

Mr. Chandler stated the City would send out notifications to the existing CABs apprising them of any adopted regulations, especially if they become non-conforming uses that would limit their ability to expand.

Acting Chair Johnson opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Rhoads made a motion to approve Item 5, **Z-FY-16-04**, as presented, and Commissioner Alaniz made a second.

*Motion passed: (5:0)*

Chair Jones, Commissioners Crisp, Sears, and Fettig absent

There being no further business, the meeting was adjourned at 6:07 p.m.

Respectfully submitted,

Leslie Evans

**PLANNING AND ZONING COMMISSION  
MONDAY, NOVEMBER 16, 2015  
5:00 P.M.  
WORK SESSION**

**PLANNING AND ZONING MEMBERS PRESENT**

Vice-Chair Patrick Johnson

**COMMISSIONERS:**

Lydia Alaniz  
Blake Pitts

Tanya Mikeska-Reed  
Greg Rhoads

**PLANNING AND ZONING MEMBERS ABSENT:**

David Jones  
Omar Crisp

Will Sears  
Lester Fettig

**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 5:02 p.m. and asked Mr. Brian Chandler, Director of Planning, to proceed.

Mr. Chandler stated code amendments related to Credit Access Businesses (CABs) would be presented at the end. Mr. Chandler explained the Staff recommendation has changed since the last work shop presentation due to the feedback received.

Initially, it was thought that having a distance requirement between CABs and adjacent residential properties probably was not necessary, especially if there were a CUP process in place. It was suggested to have the distance requirements and not require a CUP. After talking with the City of Bryan Planning Manager, Temple's proposal is very similar to what Bryan has adopted. For a CUP the criteria is more nuisance related and would not really be appropriate. The distance requirements would put the CABs in places where Staff's analysis would want to see them: off of major arterials, corridors, and expressways; not clustered in areas, and limited opportunities.

The 15 existing CABs could remain unless they are abandoned or do not renew their licenses. The 200 foot distance requirement would significantly limit the opportunities of where they could be located with only 364 eligible properties available.

Mr. Chandler also spoke with Mr. Adam Birkland who represents the Consumer Service Alliance of Texas (advocacy group for CABs). CSA does not seem concerned about the zoning regulations but more the model ordinance regulations for the lending process. Mr. Chandler has not heard if a representative would be in attendance at the meeting.

Mr. Chandler covered the Director's Report.

Item Z-FY-16-03 will come before P&Z on Tuesday, December 8<sup>th</sup> which was rescheduled due to accommodation of the Christmas Parade.

The northwest corner of Scott Boulevard and South 31<sup>st</sup> Street, the PD site plan, and zoning case is tentatively scheduled for December 8<sup>th</sup>. A preliminary plat was also submitted and will go to DRC next week.

Item Z-FY-15-24, north 43<sup>rd</sup> Street and West Adams, was approved per P&Z's recommendation as O-1 and not C.

The CUP for Gateway Center will still require the 300 foot variance for the distance requirements or compliance. City Council tabled the variance portion to give the applicant more time to relocate. The relocation has not been confirmed to date.

Mr. Chandler asked the other Commissioners if they would like a binder with the UDC, Comprehensive Plan, P&Z Ordinance, and various other pertinent documents. If any Commissioner would also like a hard copy of the packet, Staff will make one available for pickup.

An update of ongoing code amendments was given (I-35 Corridor Overlay, TMED, downtown zoning and CA requirements, duplex standards, and tattoo parlors).

Any previously adopted amendments are included in the UDC on the Temple/Planning website.

Additional discussion about the distance requirements and zoning regulations for the CABs.

Vice-Chair Johnson adjourned the meeting at 5:24 P.M.



## PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

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12/08/15  
Item #2  
Regular Agenda

**APPLICANTS:** Daniel Mota, Cypressbrook Company and Jonathan Wood, GFF Architects (representing Highline Real Estate)

**CASE MANAGER:** Brian Chandler, Director of Planning

**ITEM DESCRIPTION:** PUBLIC HEARING – Z-FY-16-03 – Hold a public hearing to discuss and recommend action on 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 31<sup>st</sup> Street and Scott Boulevard.

**STAFF RECOMMENDATION:** Staff recommends approval of the Planned Development with the following conditions and exceptions from Sec. 6.3 (TMED) of the Unified Development Code:

### **CONDITIONS:**

1. Each restaurant with a drive-through provide at least 150 sf of outdoor dining space
2. For buildings located at public street corners (Tracts 1 and 4):
  - a. The building shall have a parapet or vertical roof element that is at least 3 feet higher than the top of parapet height or roof height.
  - b. The length of the parapet or roof element must be equivalent to at least 15% the length of the façade on the side of the building that has the main entrance.
3. Substantial compliance with the attached Site Plans is required
4. The Planning Director has authority to grant administrative approval to non-substantive changes to the plans

### **MULTI-FAMILY PHASE:**

1. Sec. 6.3.5.D. (Building Configuration)
  - a. Building story height (14' required: 10' 6" proposed)
  - b. Exceeds 12' front and 30' side maximum setbacks
2. Sec. 6.3.8.G.4. (Alleys)
  - a. Alleys are not proposed (T5-c requires alleys)
3. Sec. 6.3.11.B.5. (Public Frontage)
  - a. Tree planting behind the 6' sidewalk, which will still abut a 6' planting strip behind the curb, to accommodate utilities
4. Sec. 6.3.13.D. (Building Design)
  - a. Roof pitch (5:12 required: 4:12 proposed)
5. Sec. 6.3.14 (Parking and Garage Standards)
  - a. Number of garage parking spaces (1 per 2 units required: 1 per 3.25 units proposed)
6. Sec. 6.3.15.E. (Private Property Common Area Standards)

- a. Approximately 18,600 sf of Common Area is required, which they are exceeding (estimated 22,826 sf provided)
- b. Applicant proposes the following combination of amenities:
  - i. Grill house
  - ii. Pool water feature
  - iii. Dog wash station
  - iv. New trees
  - v. Benches
  - vi. Trail
  - vii. Preservation of trees along proposed trail
  - viii. Swimming pool
  - ix. Club house
  - x. Exercise facility
  - xi. Office center

**COMMERCIAL PHASE:**

1. General Regulations (Sec. 6.3.5)
  - a. Exceeds 12' maximum front setback
  - b. Less than the 2-story building height requirements
2. Use Standards (Sec. 6.3.6)
  - a. Allowing a commercial surface parking lot (Sec. 6.3.6.D. prohibits commercial surface parking lots in T5-c)
  - b. Drive-throughs would be permitted for Tracts 1, 2, 4, 5 and 6 (6.3.6.D. prohibits drive-through restaurants in T5-c)
  - c. Exceeds the 10,000 square foot GFA max for commercial uses (6.3.6.D.)
3. Circulation Standards (Sec. 6.3.7)
  - a. No minimum foot block perimeter standard (Sec. 6.3.7.C. 2,000 SF minimum)
4. Private Property Landscape Standards (Sec. 6.3.10)
  - a. 1 tree per 12 parking spaces (Sec. 6.3.10.D. requires 1 tree per 10 parking spaces)
  - b. Exceptions from parking lot screening (Sec. 6.3.10.E)
5. Public Frontage Standards (Sec. 6.3.11)
  - a. 8 foot sidewalk with 6 foot planting strip behind the sidewalk (Sec. 6.3.11.D.2.)
  - b. No groundcover required in the planting strip while allowing the required trees to be clustered (6.3.11.D.)
6. Architectural Standards (Sec. 6.3.13)
  - a. 50 foot maximum building façade length with at least a 2-foot articulation (Sec. 6.3.13.D. requires a 5-foot building offset at least every 50 feet of façade length)
  - b. No minimum percentage of window and door coverage for public facing facades for the hotel site (Sec. 6.3.13.D.)
7. Signage (Sec. 6.3.16.C):
  - a. Wall Signs
    - i. Multi-tenant: 1 wall sign per façade of tenant's premises (3' tall x 80% maximum of façade length of tenant space)
    - ii. Single-tenant: 1 wall sign per façade (sign area not to exceed 25% of elevation area)
  - b. Monument Signs
    - i. 1 25-foot tall project multi-tenant monument sign at S. 31<sup>st</sup> Street entrance
    - ii. 2 20-foot tall multi-tenant monument signs at the Avenue T. and Scott Blvd. entrances, respectively
    - iii. No more than 1 single-tenant **or** multi-tenant 10-foot tall monument sign for each individual lot

**ITEM SUMMARY:**

The property is currently zoned TMED T4 and T5-c, which are zoning districts that are intended to create "higher-density, mixed use buildings that accommodate retail, offices, row houses and apartments. It has a tight network of streets with wide sidewalks, rhythmic street tree planting and buildings set close to sidewalks."

The proposed project would be characterized as "horizontal mixed use" as opposed to the "vertical mixed use," since the retail and proposed multi-family uses would be segregated on separate lots. However, the Future Land Use Plan designates property as Suburban Commercial, with which the proposed development complies.

The multi-family phase is currently zoned T4 and the T5-e proposed base zoning designation is much more appropriate since a lower-density complex is proposed, rather than a high-density mixed-use product.

**PLANNED DEVELOPMENT (UDC SEC. 3.4):** A Planned development is a flexible overlay zoning district designed to respond to unique development proposals, special design considerations and land use transitions by allowing evaluation of land use relationships to surrounding areas through development plan approval.

As part of the Planned Development request, a Development Plan (Site Plan) is required for review and consideration by the Planning and Zoning Commission and City Council.

**Development Plan Review Criteria (UDC Sec. 3.4.5):** In determining whether to approve, approve with conditions or deny a Planned Development application, the Planning & Zoning Commission and City Council must consider the following criteria:

- A. The plan complies with all provisions of the Design and Development standards manual, the UDC and other ordinances of the City,
- B. The environmental impact of the development relating to the preservation of existing natural resources of the surrounding properties and neighborhood is mitigated,
- C. The development is in harmony with the character, use and design of the surrounding area,
- D. Safe and efficient vehicular and pedestrian circulation systems are provided,
- E. Off-street parking and loading facilities are designed to ensure that all such spaces are useable and are safely and conveniently arranged, and
- F. Streets are designed with sufficient width and suitable grade and location to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.

**Additional Standards (UDC Sec. 3.4.2C):** In approving a Planned Development, the City Council may require additional standards deemed necessary to create a reasonable transition to, and protection of, adjacent property and public areas, including but not limited to, access and circulations, signs, parking, building design, location and height, light, landscaping, property owners associations, open space, topography and screening.

**Design Review Committee:** The Design Review Committee (DRC) reviewed the proposed Development Plan at their November 23 and 25, 2015 meetings. All questions by DRC members were adequately addressed by the applicant.

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

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

CP = Comprehensive Plan    TMP = Trails Master Plan

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

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

**Thoroughfare Plan (CP Map 5.2)**

- Scott Boulevard (Collector) – right-of-way width is 94', which exceeds the City's minimum standards for the classification (55')
- S. 31<sup>st</sup> Street (Major Arterial) – right-of-way width varies from 114' to 125', which exceeds the City's minimum standards for the classification (70')

**Temple Trails Master Plan Map and Sidewalks Ordinance**

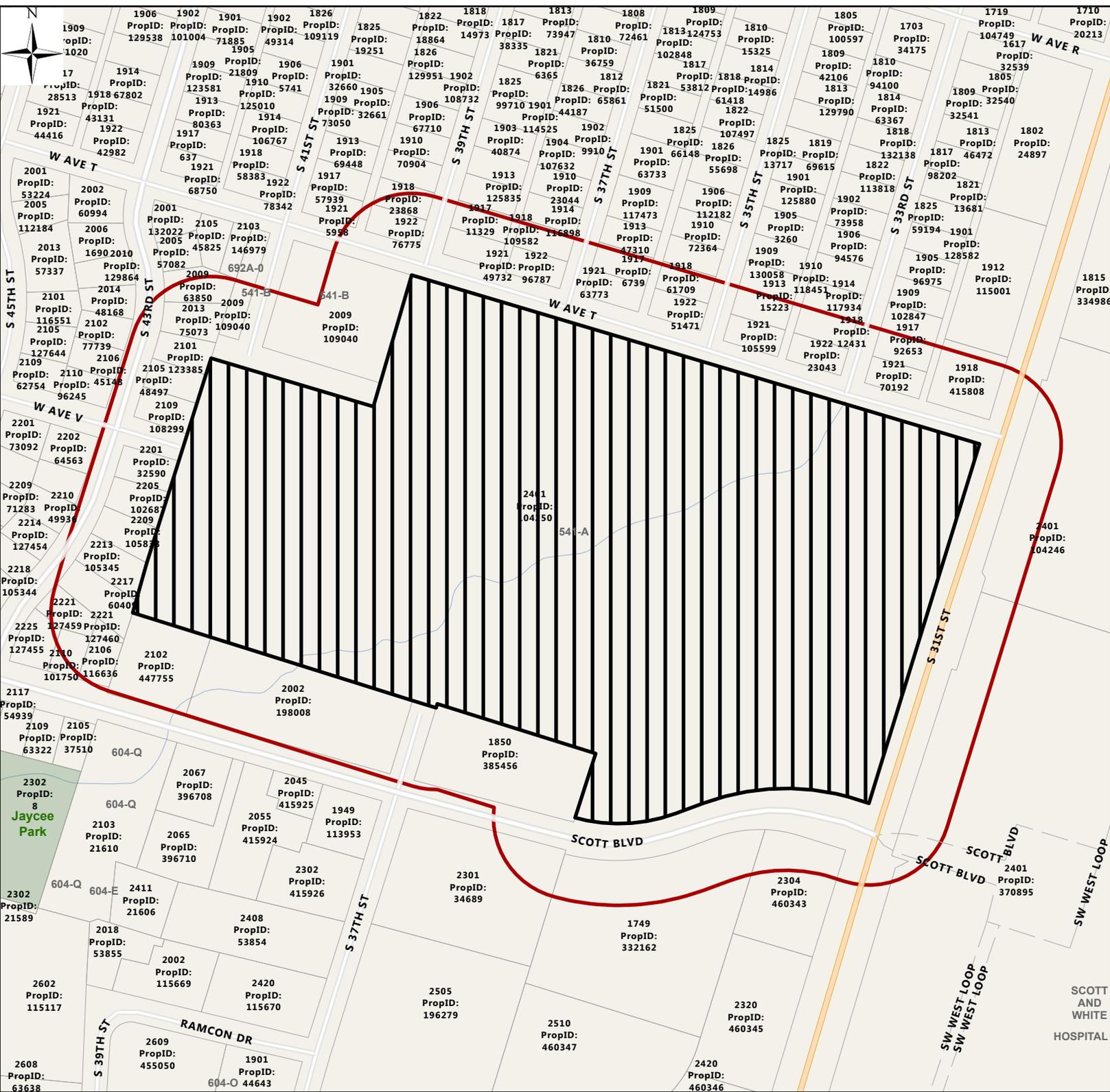
According to Parks and Leisure Services, both required sidewalks (on 31st Street and Scott Blvd.) will serve the City's Citywide Trails Master Plan as part of a pedestrian network. The proposed trail along the drainage way will also provide a connection to S. 37<sup>th</sup> Street per the request by the Parks and Recreation Department to potentially connect across Scott Blvd. to proposed Jaycee Park bond-funded trails.

**PUBLIC NOTICE:** 45 notices for the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of the subject property. As of Friday December 4, 2015 9 response from neighbors had been returned with 1 in Agreement, 7 in Disagreement and 1 Undetermined.

**ATTACHMENTS:**

- Staff Maps
- Site and Surrounding Photos
- Letters from Neighbors
- Proposed Site and Landscape Plans
- Multi-family Elevations
- Commercial Materials
- Signage
- TMED Exceptions





TMED T5-C to PD  
 200'  
 NOTIFICATION MAP

Zoning Case :  
 Z-FY-16-03  
 Address :  
 2401 South 31st Street

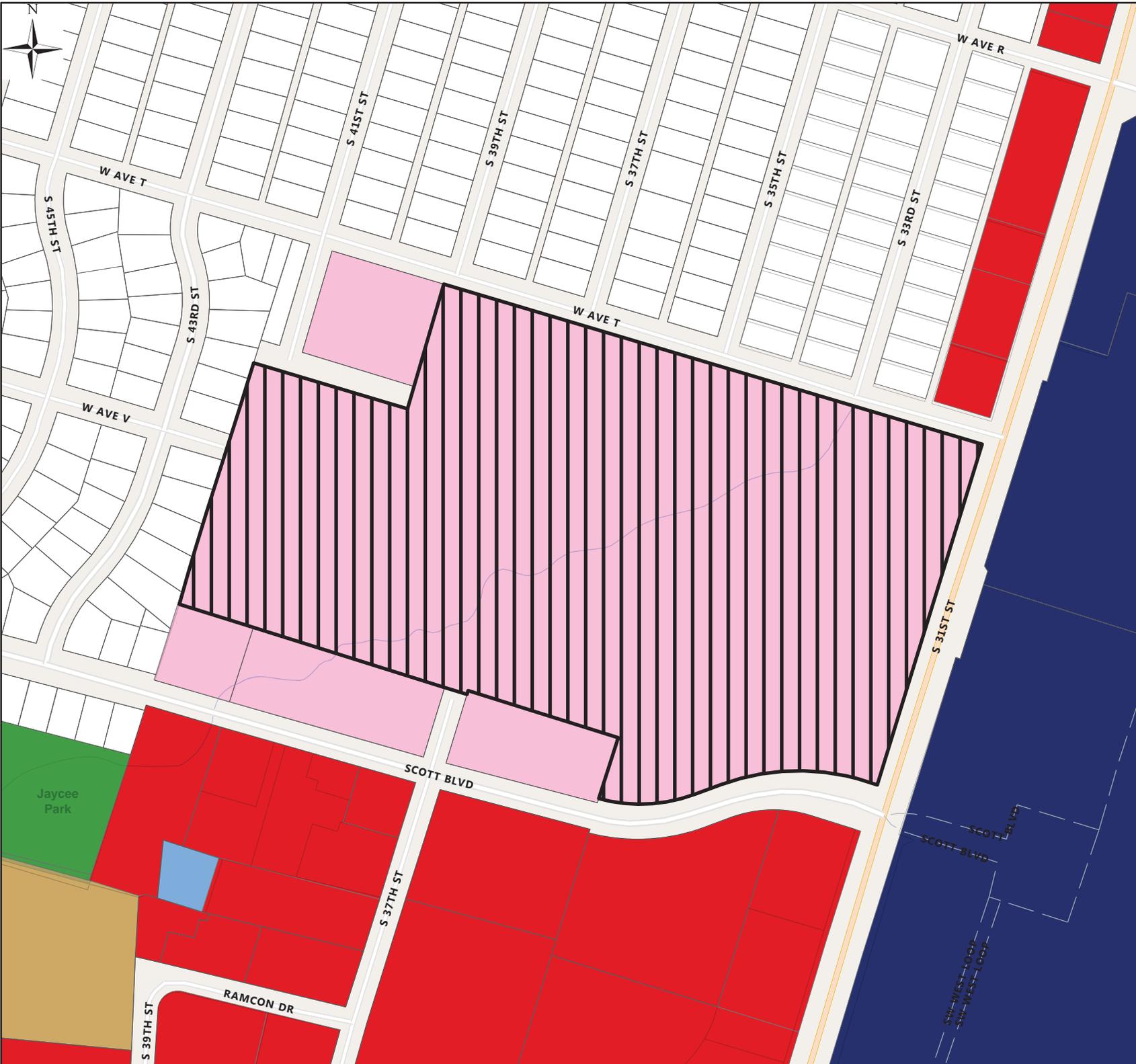
-  CaseArea
-  Buffer

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.

dredmond  
 Date: 11/20/2015



SCOTT AND WHITE  
 HOSPITAL



TMED T5-C to PD  
**FUTURE LAND  
 USE MAP**

Zoning Case :  
 Z-FY-16-03

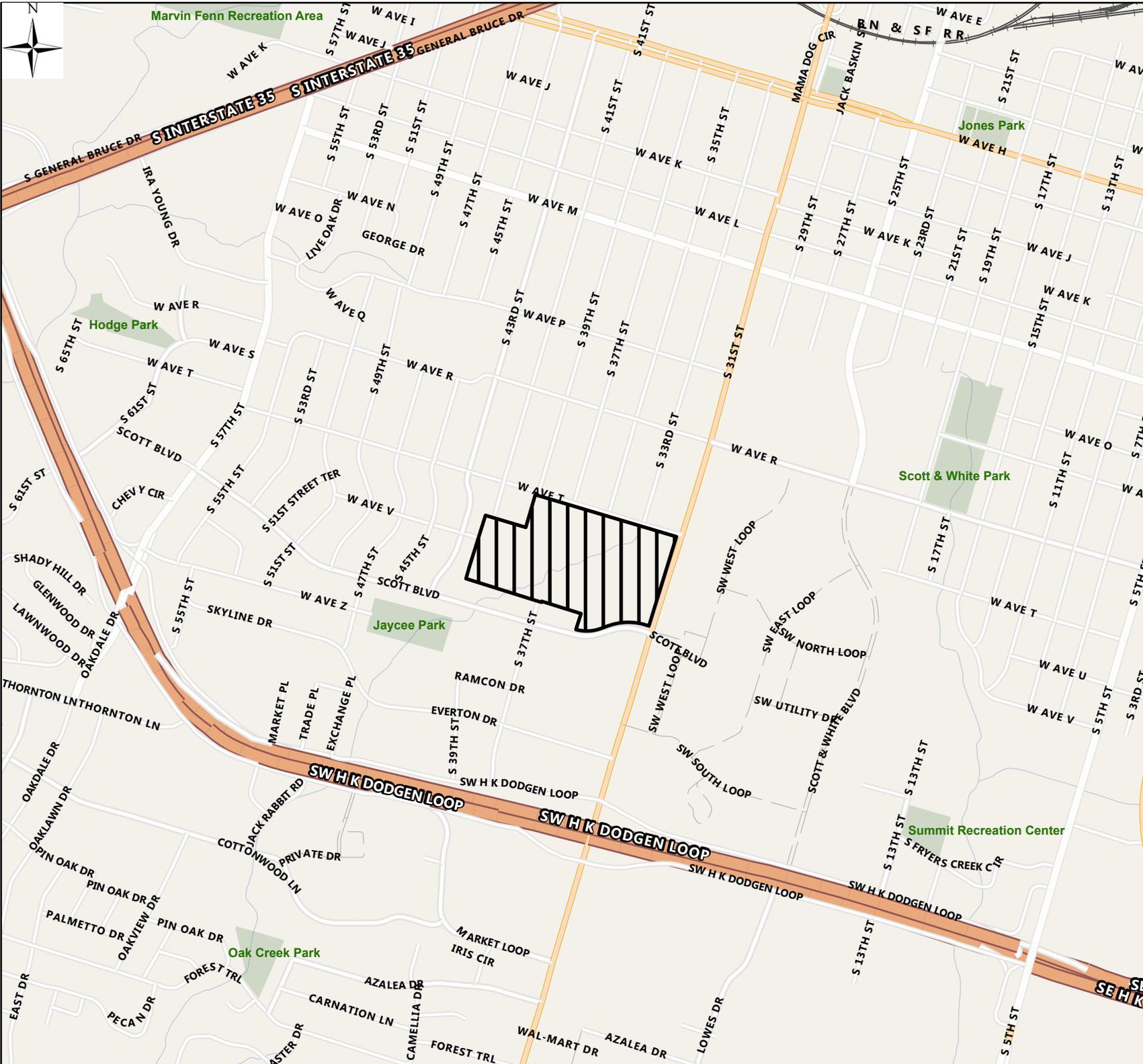
Address :  
 2401 S 31st Street

- 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.

dredmond  
 Date: 11/20/2015





TMED T5-C to PD

## LOCATION MAP

Zoning Case :  
Z-FY-16-03

Address :  
2401 S 31st Street

- 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.

dredmond  
Date: 11/20/2015





**TMED T5-C to PD  
THOROUGHFARE  
AND TRAILS MAP**

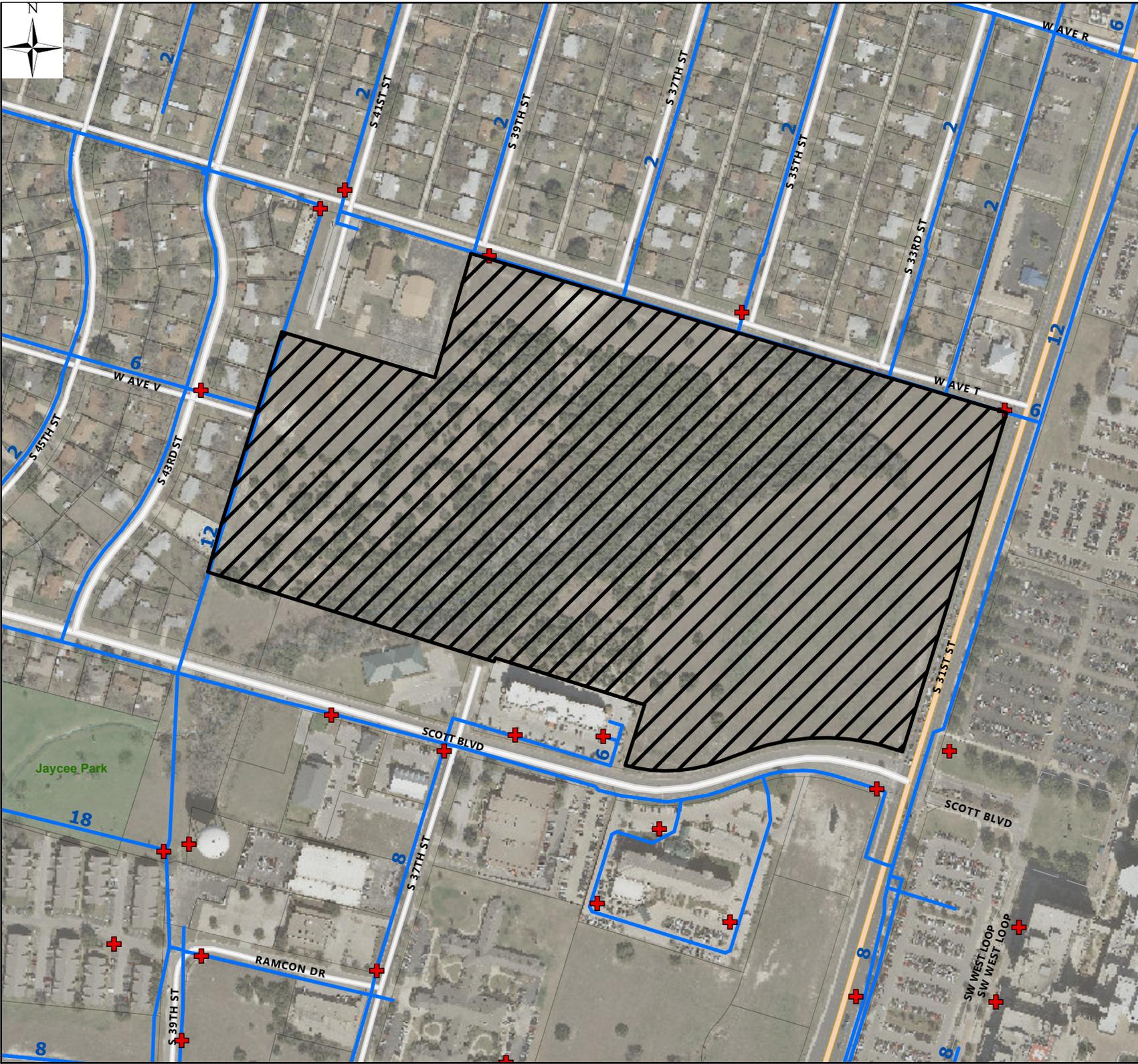
Zoning Case :  
Z-FY-16-03  
Address :  
2401 S 31st Street

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

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

dredmond  
Date: 11/20/2015





TMED T4/T5-c  
to PD-T5-e/PD-T5-c  
**UTILITY MAP**

Zoning Case :  
Z-FY-16-03

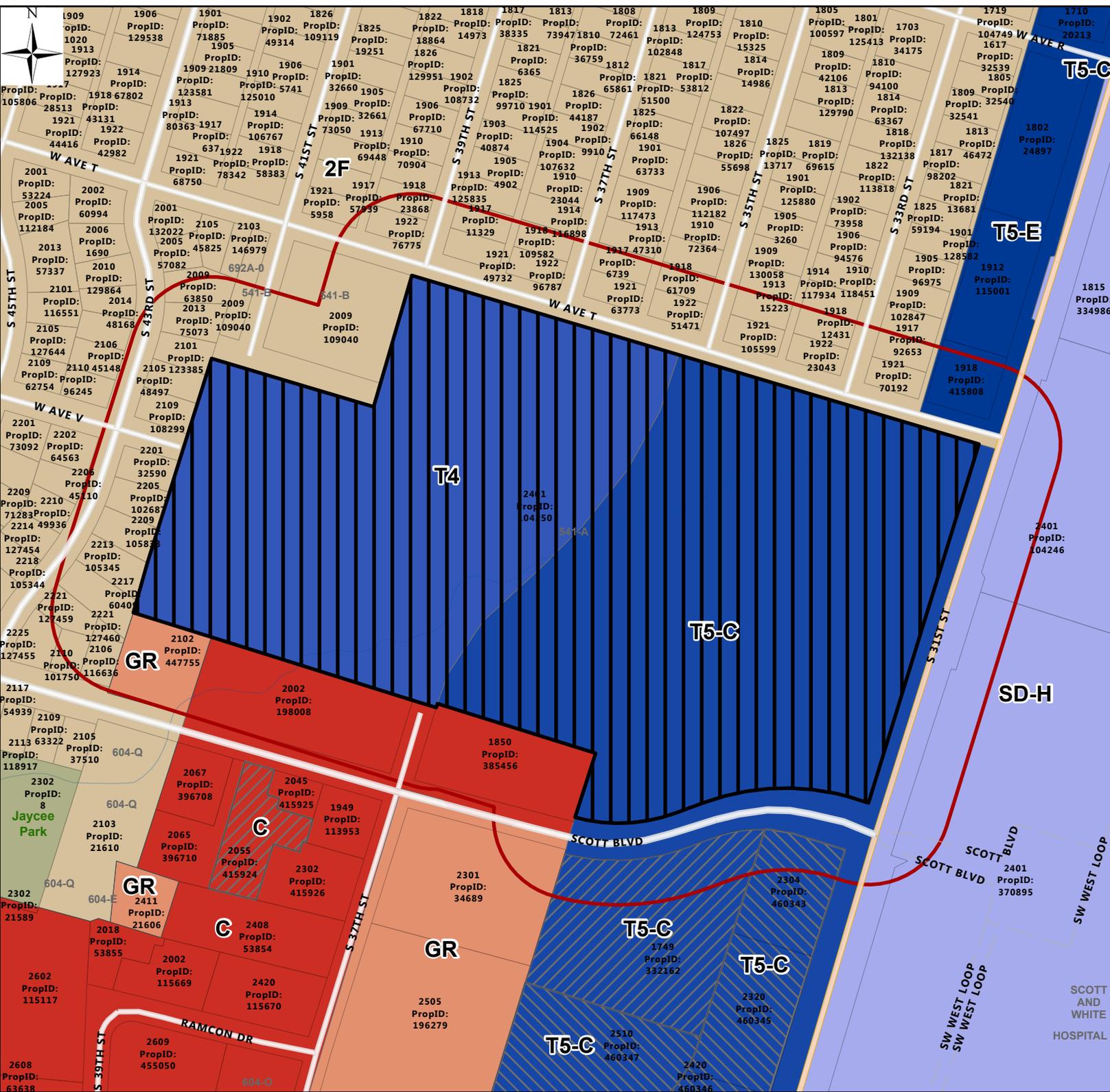
Address :  
2401 S 31st St

- 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.

dredmond  
Date: 11/24/2015





# TMED T5-C to PD

## 200' NOTIFICATION MAP

Zoning Case :  
Z-FY-16-03  
Address :

2401 South 31st Street

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

dredmond  
Date: 12/2/2015

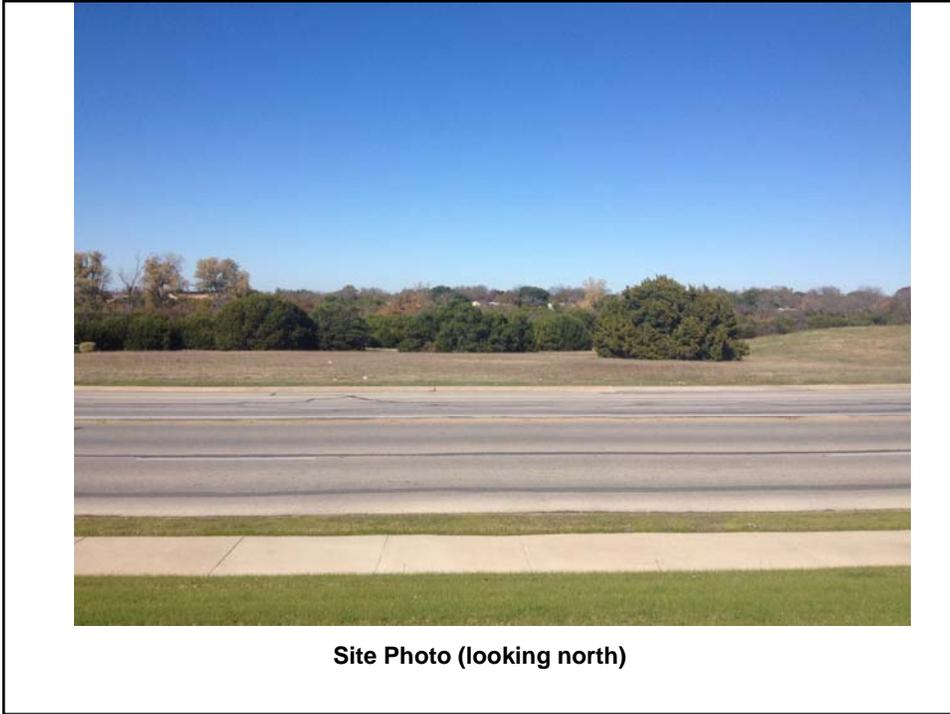




**Site Photo (looking south)**



**Site Photo (looking east)**





**Property to West**



**Property to South**



**Property to South**



**Property to North**



Property to North



**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-16-03      **Project Manager:** Brian Chandler

Location: Northwest corner of South 31<sup>st</sup> Street and Scott Boulevard

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

I recommend  approval      ( ) denial of this request.

**Comments:**

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*Kathy A. Sebesta*  
*Charles E. Sebesta, Jr.*  
**Signature**

KATHY A. SEBESTA  
CHARLES E. SEBESTA, JR.  
**Print Name**

**Please mail or hand-deliver this comment form to the address shown below, no later than December 8, 2015.**

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

Number of Notices Mailed: 50

Date Mailed: November 24, 2015



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

CASTILLO, FRANK JR REVOCABLE LIVING  
TRUST  
C/O CASTILLO, FRANK JR TRUSTEE  
2217 S 43RD ST  
TEMPLE, TX 76504

**Zoning Application Number:** Z-FY-16-03      **Project Manager:** Brian Chandler

**Location:** Northwest corner of South 31<sup>st</sup> Street and Scott Boulevard

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

I recommend ( ) approval       denial of this request.

**Comments:**

*I UNDERSTAND THAT A FAMILY HOUSING PROJECT WILL BE BUILT WITHIN THIS AREA. A LOW COST LIVING AREA WILL DOWN GRAD. MY PROPERTY UNLESS A SECURITY FENCE BE BUILT BY THE CONTRACTOR. TO SECURE MY PROPERTY, I WILL FULLY DISAPPROVE OF THIS PROJECT.*

*LOW INCOME HOUSING WILL BE A DISASTROUS TO THIS AREA*

*THIS WILL DECREASE THE VALUE OF MY PROPERTY.*

*[Handwritten Signature]*  
\_\_\_\_\_  
**Signature**

*FRANK CASTILLO*  
\_\_\_\_\_  
**Print Name**

**Please mail or hand-deliver this comment form to the address shown below, no later than December 8, 2015.**

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

**RECEIVED**  
**DEC - 2 2015**  
City of Temple  
Planning & Development

Number of Notices Mailed: 50

Date Mailed: November 24, 2015



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

HENTSCHEL FAMILY TRUST  
C/O HENTSCHEL, E M & AUDICE L  
2105 S 43RD ST  
TEMPLE, TX 76504-6966

**Zoning Application Number:** Z-FY-16-03      **Project Manager:** Brian Chandler

Location: Northwest corner of South 31<sup>st</sup> Street and Scott Boulevard

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

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

**Comments:**

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*Janice Michalk*  
Signature

*Janice Michalk*  
Print Name

**Please mail or hand-deliver this comment form to the address shown below, no later than December 8, 2015.**

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

**RECEIVED**  
**DEC - 4 2015**  
City of Temple  
Planning & Development

Number of Notices Mailed: 50

Date Mailed: November 24, 2015



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

LEWELLEN, LUCINDA  
2202 S 43<sup>RD</sup> ST  
TEMPLE, TX 76504-6912

**Zoning Application Number:** Z-FY-16-03      **Project Manager:** Brian Chandler

Location: Northwest corner of South 31<sup>st</sup> Street and Scott Boulevard

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

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

**Comments:**

*I do not want these types of developments (apartments and shopping/dining establishments) that near to my home. I wish that you could stop this from happening.*

*Lucinda Lewellen*  
Signature

Lucinda Lewellen  
Print Name

**Please mail or hand-deliver this comment form to the address shown below, no later than December 8, 2015.**

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

Number of Notices Mailed: 50

Date Mailed: November 24, 2015



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

SPOONTS FAMILY TRUST  
C/O SPOONTS, MARVIN H JR & LILLIE  
LOUISE CO-TRUSTEES  
1918 S 37TH ST  
TEMPLE, TX 76504-6746

**Zoning Application Number:** Z-FY-16-03      **Project Manager:** Brian Chandler

**Location:** Northwest corner of South 31<sup>st</sup> Street and Scott Boulevard

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

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

**RECEIVED**

DEC - 2 2015

City of Temple  
Planning & Development

**Comments:**

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*Marvin Spoonst J*  
**Signature**

*MARVIN SPOONTS J*  
**Print Name**



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

HALL, TERESA GAIL  
2206 S 43<sup>RD</sup> ST  
TEMPLE, TX 76504-6912

**Zoning Application Number:** Z-FY-16-03      **Project Manager:** Brian Chandler

**Location:** Northwest corner of South 31<sup>st</sup> Street and Scott Boulevard

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

I recommend ( ) approval       denial of this request.

**Comments:**

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Teresa Gail Hall  
**Signature**

Teresa Gail Hall  
**Print Name**

**Please mail or hand-deliver this comment form to the address shown below, no later than December 8, 2015.**

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

Number of Notices Mailed: 50

Date Mailed: November 24, 2015



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

MCEACHERN, VIRGIL NEILL & DONNA J  
1921 S 41ST ST  
TEMPLE, TX 76504-6649

**Zoning Application Number:** Z-FY-16-03      **Project Manager:** Brian Chandler

Location: Northwest corner of South 31<sup>st</sup> Street and Scott Boulevard

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

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

**Comments:**

SCOTT & WHITE. GETS WHAT THEY  
WANT MY OPINION WONT MATTER. I ONLY HOPE  
IT DOESNT DEVALUE MY PROPERTY.

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Print Name**

**Please mail or hand-deliver this comment form to the address shown below, no later than December 8, 2015.**

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

**RECEIVED**  
DEC - 2 2015  
City of Temple  
Planning & Development

Number of Notices Mailed: 50

Date Mailed: November 24, 2015



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

ZAB-LINK LLC  
703 Tuskegee Drive  
WYLIE, TX 75098

**Zoning Application Number:** Z-FY-16-03      **Project Manager:** Brian Chandler

**Location:** Northwest corner of South 31<sup>st</sup> Street and Scott Boulevard

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

I recommend ( ) approval       denial of this request.

**Comments:**

*We are against this because when we bought this property we check with the city planning they informed us that this property is in blue zone medical area. Changing to commercial will be bad for us as they will open more hotels around us. There are already too many hotels around us new hotels will be very harmful for all the hotels as only reason we bought this property is because zoning informed us that this property is a medical zone. Please don't change the zoning. Thks.*

*[Handwritten Signature]*  
\_\_\_\_\_  
Signature

*ZAFAR Khan*  
\_\_\_\_\_  
Print Name

**Please mail or hand-deliver this comment form to the address shown below, no later than December 8, 2015.**

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

Number of Notices Mailed: 50      Date Mailed: November 24, 2015



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

FARMERS MUTUAL PROTECTIVE  
ASSOC OF TEXAS  
PO Box 6106  
TEMPLE, TX 76503-6106

**Zoning Application Number:** Z-FY-16-03      **Project Manager:** Brian Chandler

**Location:** Northwest corner of South 31<sup>st</sup> Street and Scott Boulevard

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

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

**Comments:**

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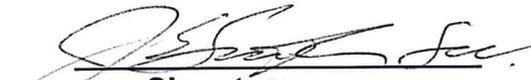
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**Signature**

  
**Print Name**

**Please mail or hand-deliver this comment form to the address shown below, no later than December 8, 2015.**

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

Number of Notices Mailed: 50

Date Mailed: November 24, 2015



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 76109 | 817.303.1500



(3) TMED STREET LIGHTS SPACED AT 100' o.c.

TRACT 1  
1.25 AC  
RESTAURANT  
3,800 SF  
74 SPACES

TRACT 2  
1.17 AC  
RESTAURANT  
3,500 SF  
55 SPACES

TRACT 8  
9.60 AC

TRACT 7  
2.14 AC  
HOTEL  
107 ROOMS  
107 SPACES

TRACT 3a  
1.80 AC  
RETAIL  
13,574 SF  
99 SPACES

TRACT 3b  
1.13 AC  
REST  
6,300 SF  
69 SPACES

TRACT 6  
1.78 AC  
RESTAURANT  
13,000 SF  
107 SPACES

TRACT 4  
1.04 AC  
BANK  
4,500 SF  
REST.  
3,500 SF  
29 SPACES

TRACT 5  
2.27 AC  
RESTAURANT  
6,500 SF  
120 SPACES

(5) TMED STREET LIGHTS SPACED AT 100' o.c.



CONCEPTUAL SITE PLAN

31st and Scott Boulevard  
Temple, Texas

Job #: 14243.00  
File Name: SP-9.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 76107 | 817.303.1500



**PROJECT SUMMARY:**

**Apartments:**

Type	Description	Area	Qty.
A1	One Bedroom, 1 Bath (1st Floor)	628 s.f.	8
A2	One Bedroom, 1 Bath (2nd & 3rd Floor)	628 s.f.	16
A3	One Bedroom, 1 Bath (1st Floor)	734 s.f.	16
A4	One Bedroom, 1 Bath (2nd & 3rd Floor)	734 s.f.	32
A5	One Bedroom, 1 Bath (2nd & 3rd Floor)	740 s.f.	4
A6	One Bedroom, 1 Bath (1st Floor)	748 s.f.	5
A7	One Bedroom, 1 Bath (2nd & 3rd Floor)	748 s.f.	22

**Total One Bedroom Units** **103 Units**

B1	Two Bedroom, 2 Bath (1st Floor)	1007 s.f.	4
B2	Two Bedroom, 2 Bath (2nd & 3rd Floor)	1007 s.f.	8
B3	Two Bedroom, 2 Bath (1st Floor)	1033 s.f.	18
B4	Two Bedroom, 2 Bath (2nd & 3rd Floor)	1033 s.f.	36
B5	Two Bedroom, 2 Bath (2nd & 3rd Floor)	1037 s.f.	12

**Total Two Bedroom Units** **78 Units**

C1	Three Bedroom, 2 Bath (1st Floor)	1273 s.f.	6
C2	Three Bedroom, 2 Bath (2nd Floor)	1273 s.f.	12

**Total Three Bedroom Units** **18 Units**

**Total Units** **199 Units**

**Amenity Center** **4,910 s.f.**

**Total Square Footage** **181,602 s.f.**

**Parking:**

**Parking Required:**

103 One Bedroom Units @ 1.75 cars/unit =	180.25 cars
78 Two Bedroom Units @ 2.0 cars/unit =	156 cars
18 Three Bedroom Units @ 2.0 cars/unit =	36 cars
<b>Total Required Parking</b>	<b>372.25 cars</b>

**Parking Provided:**

	Total
Detached Garages	33 cars
Breezeway Garages	30 cars
<b>Total Garages</b>	<b>63 cars</b>
Total Garages	63 cars
Carports	50 cars
Open Parking (secured)	246 cars
Amenity Parking (non-secured)	14 cars
<b>Total Parking</b>	<b>373 cars</b>

# ARYA TEMPLE APARTMENTS

*A Multi-Family Community*  
 Mucasey & Associates, Architects  
 November 30, 2015

# Arya Temple Apartments



Building Gross SF: 181,602  
 Units: 199

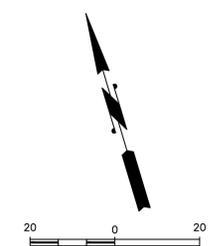
<b>Minimum Common Area Calculations</b>		<b>Proposed Apartment Site Plan</b>	
500 SF + 100 SF per/1000 SF Gross Area		*see amenity SF figures below	
<b>Required SF</b>	18,600	<b>Provided Open SF:</b>	22,826
<b>For each 5000 SF of required open space, provide 1 of the following:</b>	Water Feature Pavilion Sculpture Garden	<b>Provided:</b> (3 Required)	1. Grill House 2. Pool Water Feature 3. 144 SF Dog Wash station
<b>For each 200 SF of required open space, provide 1 of the following:</b>	1 Bench/Seating Area 1 Dining Area 1 Tree (3" caliper) 2 Large Planters Decorative paving Decorative lighting	<b>Provided:</b> (91 items required)	1. 50 2" caliper trees 2. 7 benches 3. # Trees preserved along creek bed unknown at this time  *31 2" caliper trees along Ave T not included
<b>Washer/Dryer Hookup In Every Unit</b>		<b>Washer/Dryer provided in each unit</b>	
<b>For Every 50 Units, 1 of the following:</b>		<b>Provided Amenities:</b> (4 Required)	Swimming Pool Clubhouse Exercise Facility Office Center
Clubhouse	Gazebo		
Community Garden	Exercise Facility		
Swimming Pool	Office Center		
Tennis Court	Media Room		
Volleyball Court	Sauna		
Billiards Room	Racquetball Court		
Ampitheatre			
<b>Proposed Arya Amenities and Square Footages</b>			
<b>Amenity</b>	<b>Amenity SF</b>	<b>Total SF</b>	<b>22,826</b>
Fitness Center	4,032		
Dog Park	9,072	<b>Total Site Pervious Area Percentage</b>	<b>39.60%</b>
Grill House	630		
Tanning Ledge	1,417		
Pool Deck	4,975		
Pool	2,700		

(Apparent 70' ROW) (Asphalt Surface)  
**WEST AVENUE "T"**

PUBLIC MAINTAINED ROADWAY

Per City Sectional Map as record data was not found

S 71°48'10" E 144'



OVERALL SITE LEGEND

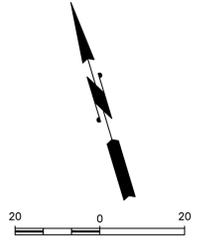
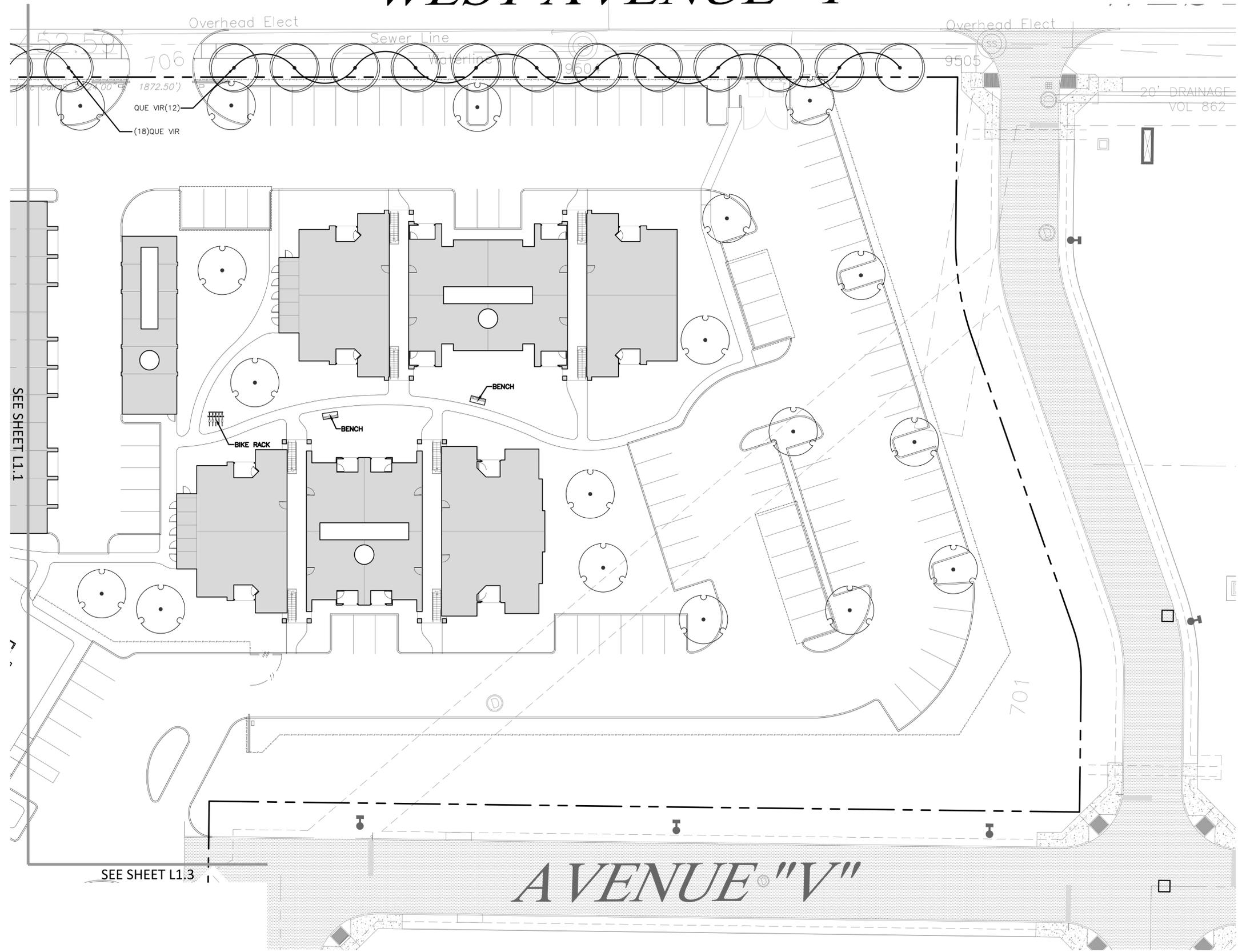
	QTY.	USE
	50	SITE TREE
	31	STREET TREE
	7	SITE BENCH
	3	BIKE RACK

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL, AND COMMENT UNDER THE AUTHORITY OF ROBERT E. MAURER, RLA LANDSCAPE ARCHITECT No. 2622 ON 12/02/15 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

REV. NO.	DESCRIPTION	DATE	APP.
<b>ARYA TEMPLE</b>			
<b>PRELIMINARY LANDSCAPE PLAN</b>			
<b>TERRA</b> ASSOCIATES, INC. CONSULTING ENGINEERS		1445 N. LOOP WEST - SUITE 450 HOUSTON, TEXAS 77008 713-993-0333 TBPE Registration No.: F-003832	
DRAWN BY:	SCALE: 1" = 20'	PROJECT No. CONTRACT:	
CHECKED BY: L1.1-LP	DATE:	SHEET L1.1 OF XX	

F:\Clients\0006-Cypressbrook\S-0006-1501 Temple Apartments\Drawings\L1.1-LP.dwg Dec. 02, 2015-2:58pm Terra Associates Inc., R. Eric Maurer

# WEST AVENUE "T"

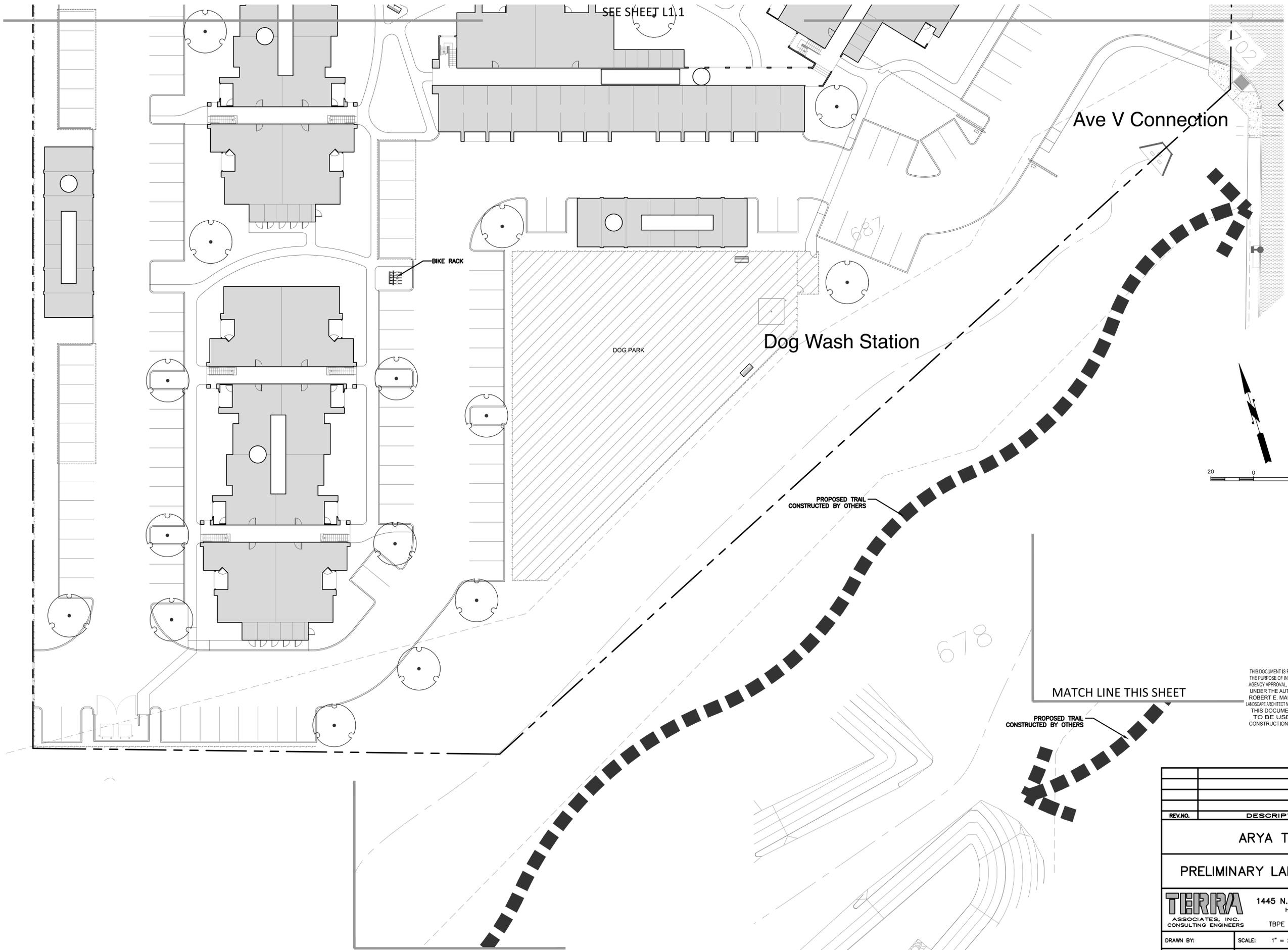


THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW, AGENCY APPROVAL AND COMMENT UNDER THE AUTHORITY OF ROBERT E. MAURER, RLA LANDSCAPE ARCHITECT No. 2622 ON 12/02/15 THIS DOCUMENT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

REV. NO.	DESCRIPTION	DATE	APP.
<b>ARYA TEMPLE</b>			
<b>PRELIMINARY LANDSCAPE PLAN</b>			
<b>TERRA</b> ASSOCIATES, INC. CONSULTING ENGINEERS		1445 N. LOOP WEST - SUITE 450 HOUSTON, TEXAS 77008 713-993-0333 TBPE Registration No.: F-003832	
DRAWN BY:	SCALE: 1" = 20'	PROJECT No. CONTRACT:	
CHECKED BY: L1.1-LP	DATE:	SHEET L1.2 OF XX	

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CHECKED BY: L1.1-LP	DATE:	SHEET L1.3 OF XX	



# **AMENITY CENTER FRONT ELEVATION**

*Arya Temple Apartments*  
Mucasey & Associates, Architects  
December 1, 2015

Facade Material Percentages

- A. Horizontal Cement Fiber Siding: 45%
- B. Block Panel Cement Fiber Paneling: 33%
- C. Thin-Sliced Stone or similar: 22%



TYPICAL APARTMENT BUILDING SIDE VIEW



TYPICAL APARTMENT BUILDING FRONT VIEW

# ARYA TEMPLE APARTMENTS

Mucasey & Associates, Architects

November 17, 2015

# Proposed Materials

The District: Temple, Texas

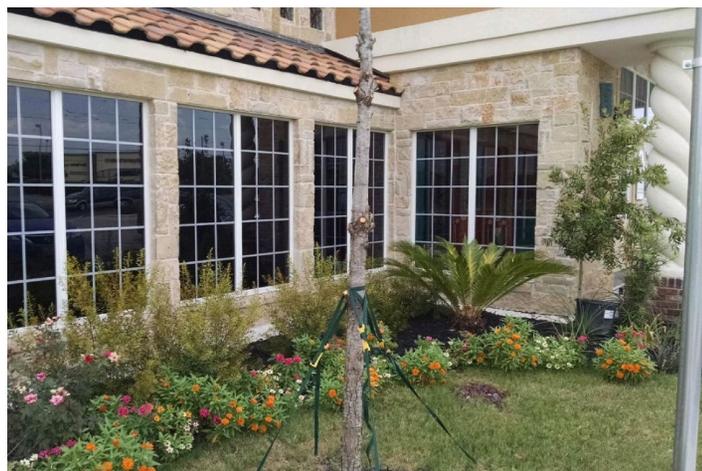












# the District

**A** PRIMARY PYLONS  
SCALE: 1/8"

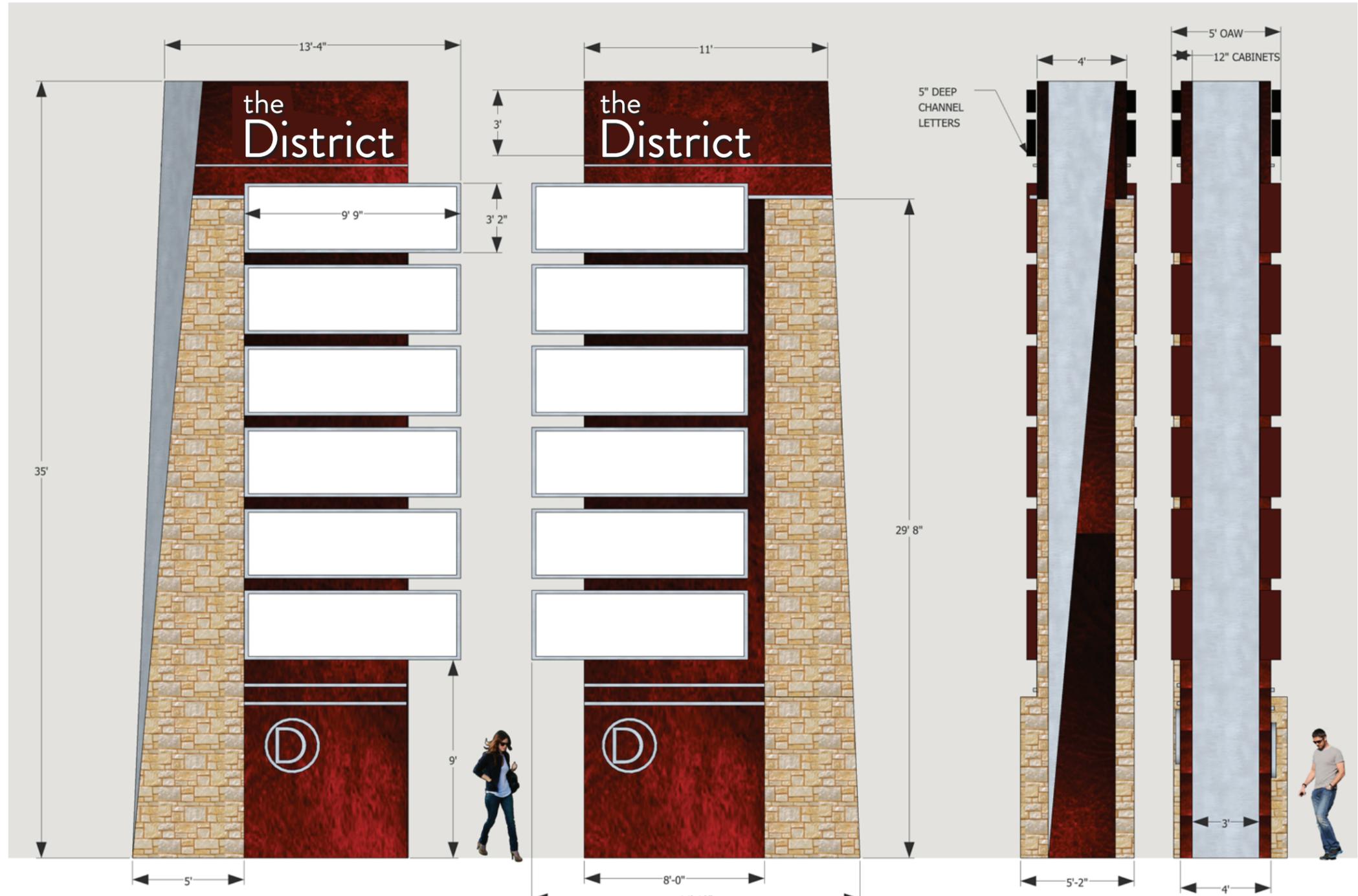
Fabricate and install two (2) Primary Pylons built to UL specifications;

- Welded tubular steel framework with .090 aluminum plate;
- Dual Steel supports set in 3000psi concrete to grade;
- Tenant Cabinets finished in Matthews brushed aluminum polyurethane; lamped with high output fluorescents; Faces to be white #7328 plex overlaid with 3M™ translucent vinyls per client;
- Austin White Limestone veneer over pole covers;
- [the District] to be face-lit channel letters w/ #7328 white plex faces and white trimcapping; Sidewalls finished MP black; White LED illumination; Letters flush mount to cabinet;
- Square tubular aluminum accent-rails and logo finished MP brushed aluminum;
- Matthews Corten-steel finish on faces/sidewalls;
- Electrical requirement: 120v to be supplied at sign site by others;

**NOTE:**

DUE TO MONITOR AND PRINTER SETTINGS, COLORS SHOWN ARE APPROXIMATIONS ONLY.

PLEASE REFER TO MANUFACTURER'S SAMPLES AND PANTONE CHART FOR ACCURATE COLOR REPRESENTATION;



LEXINGTON HILLS 2430 CROMWELL DR. AUSTIN, TEXAS 78741	Start Date: 7/18/15 Last Revision: Job #: 92J7059 Drawing #: 92J7059av1s1	Design Rep. BEN ANGLIN Sales Rep. BOB STROBECK	CLIENT APPROVAL: _____ APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation. DATE: _____  LANDLORD APPROVAL: _____ APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation. DATE: _____	<table border="1"> <thead> <tr> <th colspan="2">REVISIONS</th> </tr> <tr> <th>MM/DD/YY</th> <th>REMARKS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> </tr> <tr> <td>2</td> <td></td> </tr> <tr> <td>3</td> <td></td> </tr> <tr> <td>4</td> <td></td> </tr> <tr> <td>5</td> <td></td> </tr> </tbody> </table>	REVISIONS		MM/DD/YY	REMARKS	1		2		3		4		5	
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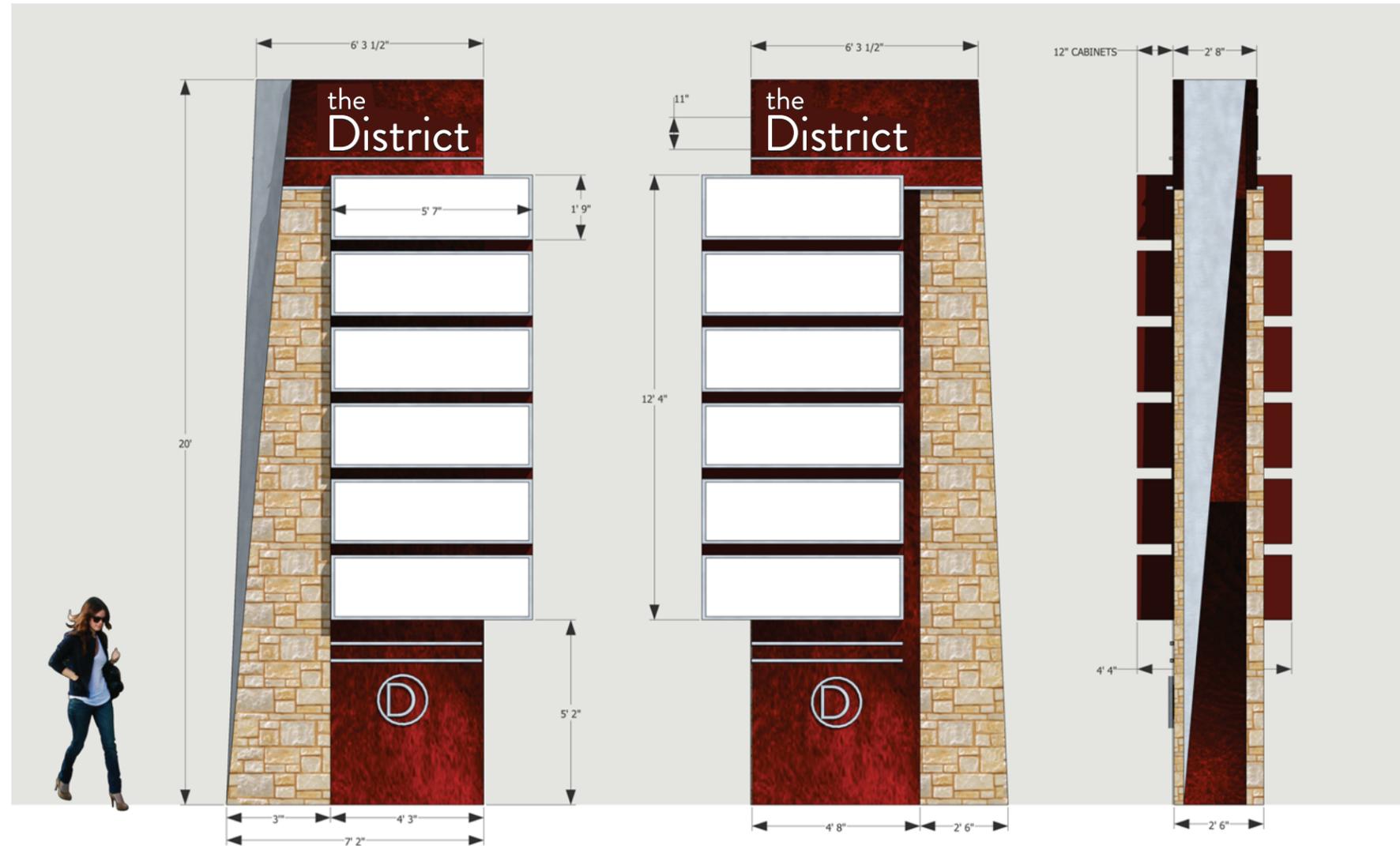
A 001

# the District

**B** SECONDARY PYLONS  
SCALE: 1/4"

Fabricate and install two (2) Primary Pylons built to UL specifications;

- Welded tubular steel framework with .090 aluminum plate;
- Dual Steel supports set in 3000psi concrete to grade;
- Tenant Cabinets finished in Matthews brushed aluminum polyurethane; lamped with high output fluorescents; Faces to be white #7328 plex overlaid with 3M™ translucent vinyls per client;
- Austin White Limestone veneer over pole covers;
- [the District] to routed-out and backed with #7328 white plex; White High Output fluorescent lamping;
- Square tubular aluminum accent-rails and logo finished MP brushed aluminum;
- Matthews Corten-steel finish on faces/sidewalls;
- Electrical requirement: 120v to be supplied at sign site by others;



LEXINGTON HILLS 2430 CROMWELL DR. AUSTIN, TEXAS 78741	Start Date: 7/18/15 Last Revision: Job#: 92J7059 Drawing #: 92J7059bv1s1	Design Rep. BEN ANGLIN Sales Rep. BOB STROBECK	CLIENT APPROVAL: _____ APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation. DATE: _____  LANDLORD APPROVAL: _____ APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation. DATE: _____	<table border="1"> <thead> <tr> <th colspan="2">REVISIONS</th> </tr> <tr> <th>MM/DD/YY</th> <th>REMARKS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> </tr> <tr> <td>2</td> <td></td> </tr> <tr> <td>3</td> <td></td> </tr> <tr> <td>4</td> <td></td> </tr> <tr> <td>5</td> <td></td> </tr> </tbody> </table>	REVISIONS		MM/DD/YY	REMARKS	1		2		3		4		5	
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MM/DD/YY	REMARKS																	
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**B** 001

# the District

**C** PAD MONUMENT  
SCALE: 1/2"

Fabricate and install two (4) Pad Monuments built to UL specifications;

- Welded tubular steel framework with .090 aluminum plate;
- Dual Steel supports set in 3000psi concrete to grade;
- Tenant Cabinets to have reverse-pan faces (.090) aluminum finished in Matthews white, and overlaid with 3M™ opaque vinyls per client;
- Two monuments to have single-user faces, and two monuments to have 6 panels (each side);
- Tenant Cabinets to be externally illuminated w/ Gooseneck lamps (x4 per monument);
- Austin White Limestone veneer over pole covers and planter-base;
- [the District] to be face-lit channel letters w/ #7328 white plex faces and white trimcapping; Sidewalls finished MP black; White LED illumination; Letters flush mount to cabinet;
- Square tubular aluminum accent-rails and .25" routed letters finished MP brushed aluminum;
- Matthews Corten-steel finish on cabinet sidewalls and pole cover (inner section);;
- Electrical requirement: 120v to be supplied at sign site by others;



NOTE: DUE TO MONITOR AND PRINTER SETTINGS, COLORS SHOWN ARE APPROXIMATIONS ONLY. PLEASE REFER TO MANUFACTURER'S SAMPLES AND PANTONE CHART FOR ACCURATE COLOR REPRESENTATION;



LEXINGTON HILLS  
2430 CROMWELL DR.  
AUSTIN, TEXAS 78741

Start Date: 7/18/15  
Last Revision:  
Job #: 92J7059  
Drawing #: 92J7059cv1s1

Design Rep.  
BEN ANGLIN  
Sales Rep.  
BOB STROBECK

CLIENT APPROVAL APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation. DATE

LANDLORD APPROVAL APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation. DATE

REVISIONS	
MM/DD/YY	REMARKS
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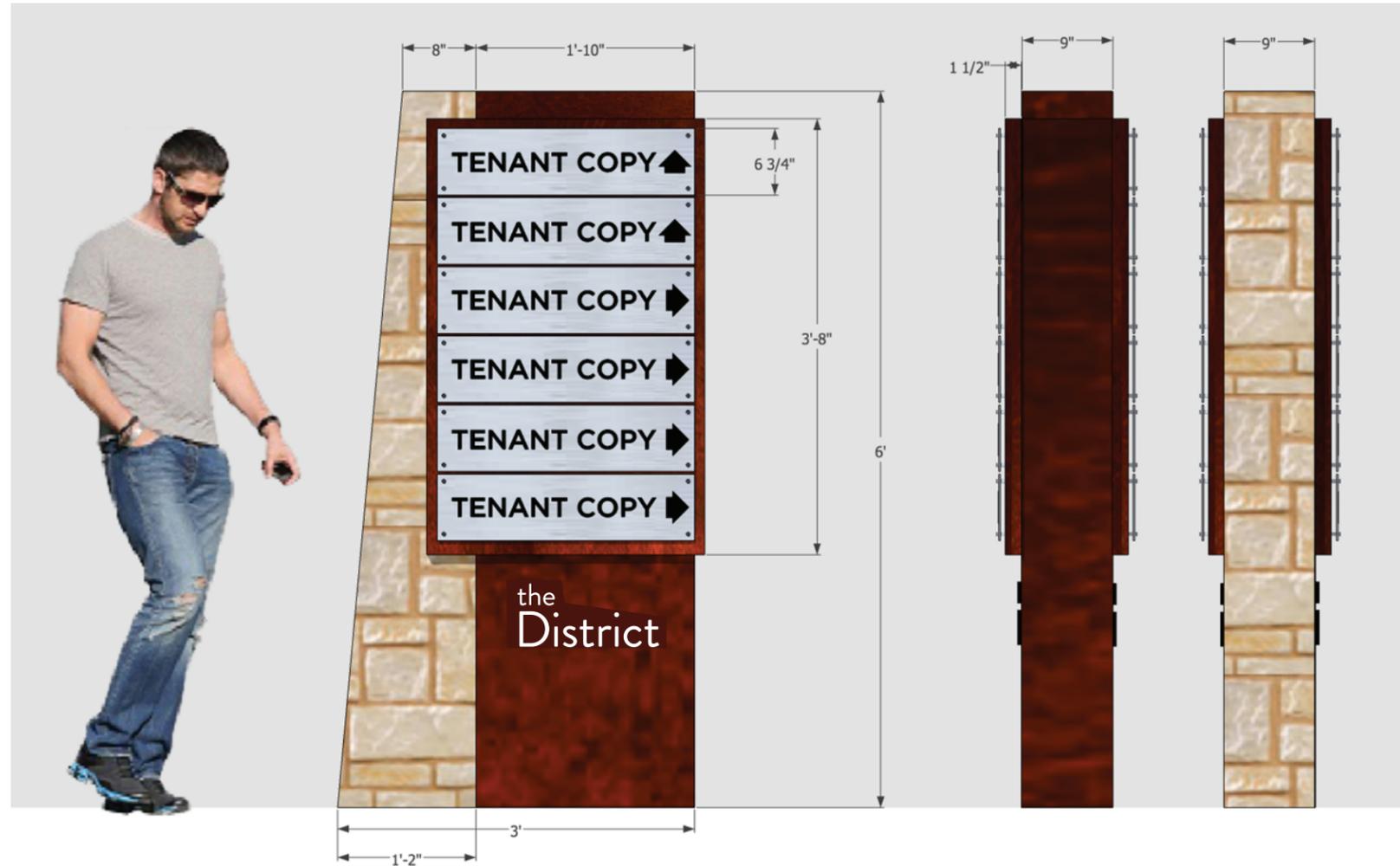
C 001

# the District

**D** DIRECTIONALS  
SCALE: 1/4"

Fabricate and install two (2) Non-illuminated directionals;

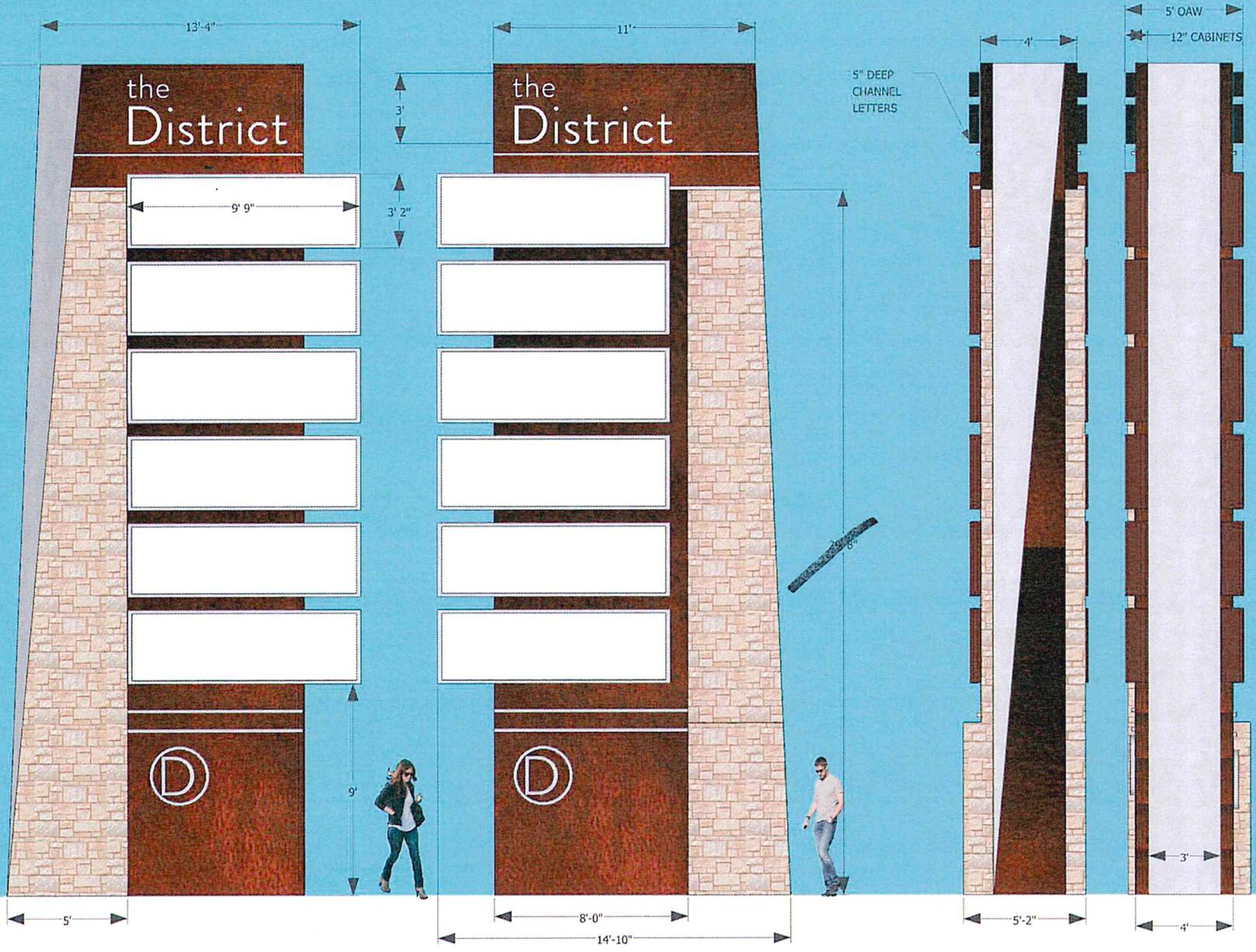
- Welded tubular steel framework with .090 aluminum plate;
- Single Steel support set in 3000psi concrete to grade;
- Tenant panels [.090 alum.] finished in Matthews brushed aluminum polyurethane, overlaid with 3M™ black opaque vinyl copy;
- Austin White Limestone veneer over pole covers;
- [the District] to routed 3/16" white acrylic;
- Square tubular aluminum accent-rails and logo finished MP brushed aluminum;
- Matthews Corten-steel finish on faces/sidewalls;



LEXINGTON HILLS 2430 CROMWELL DR. AUSTIN, TEXAS 78741	Start Date: 7/18/15 Last Revision: Job#: 92J7059 Drawing #: 92J70590dv1s1	Design Rep. BEN ANGLIN Sales Rep. BOB STROBECK	CLIENT APPROVAL _____ APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation. _____ DATE _____	REVISIONS	
			LANDLORD APPROVAL _____ APPROVAL: I have reviewed and approved the sign details on this drawing for fabrication and installation. _____ DATE _____	MM/DD/YY	REMARKS
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			5	__/__/__	...

D 001

*Revise to 25' height - per staff recommendation*



The District: Commercial and Multi-Family TMED Checklist (combined)

	Code Standard	Commercial Phase Proposed Standard	Multi-Family Phase Proposed Standard	Staff Support
1	Does the project meet dimensional and setback requirements?	No maximum setbacks	Exceeds 12' front and side maxes (30' and 12' along Ave. T)	Yes
2	Does the project meet building configuration requirements?	1 story min. bldg ht.	Minimum Story Height=10'-6"	Yes
3	Is the use allowed in the district per table 6.3.6D?	Allow drive-through restaurants and a commercial surface parking lot	Yes (in T5-e)	Yes
4	Does the use carry an "L" designation per table 6.3.6 D? If so, specific use standards apply.	Exceed the 10,000 sf GFA max for commercial uses	NA	Yes
5	Does the project meet Block Perimeter Standards? 6.3.7C (Not applicable to SD)	No minimum block sizes	NA	Yes
6	Does parking meet general location and use standards? 6.3.8G	Yes	Exclude Standards 6.3.8G3 & 6.3.8G4 related to alley access and requirement for alley dedication	Yes
7	Are parking lot landscaping and screening requirements met? 6.3.10D-E	1 landscaped parking island/12 spaces and no additional screening proposed for parking lots from public right-of-way due to location of proposed retaining walls	Yes	Yes
8	Do all proposed fences and walls meet minimum standards? 6.3.10I Additional standards for: non-residential/multifamily 6.3.10J, for single family uses 6.3.10K	NA	Exclude 6.3.10I.1 specifying 3' fence height	Yes
9	Does the project meet TMED Design Criteria Manual standards for public frontage? 6.3.11B	8' sidewalk along 31st St. and 6' sidewalk on other streets	6' sidewalk along Ave T located 6' from back of curb. Required trees will be located between sidewalk and property fence	Yes
10	Does the frontage depth, planting strip, on street parking and sidewalks width meet requirements set forth in Sec. 6.3.11B5?	8' sidewalk adjacent to back of curb with 6' planting strip behind	Tree planted behind sidewalk and 6' planting strip to curb	Yes
11	Is the tree type, spacing, location, and placement in accordance with requirements? 6.3.11D	Trees and shrubs to be clustered	1 tree/25' according to requirements	Yes
12	Has groundcover been provided in planting strip in accordance with requirements? 6.3.11D.2	No groundcover along public right-of-way?	Trees are planted between 6' sidewalk and property line fence due to wet utilities in 6' planting strip between sidewalk and Ave T. 6' planting strip will be planted with sod.	Yes
13	Does the public frontage provide the required pedestrian amenities? 6.3.11D.2	Spaulding lighting proposed rather than Sternberg	Per 6.3.11F, Ave T frontage does not cross any intersections. Sidewalk will connect to adjacent property sidewalks.	Yes
14	Do exterior finish materials meet minimum percentage requirements? 6.3.13 B	Yes	Exclude 6.3.13B2 limiting cementitious siding to only 20% of façade; 5:12 roof pitch minimum? Eaves to overhang at least 24" and fascia depth of 8"? Roof pitch is 5:12 across entire project. Eaves overhang 18". Fascia depth is 8" along all rooflines. At least 25% of windows have a balcony along Ave T frontage with the exception of building 7 which has its side facing Ave T.	Yes
15	Is the building designed in compliance with requirements in table 6.3.13 D? (Not applicable to SD)	Main building entrances are not required to be from a public entrance nor to be oriented towards the ROW; No more than 50 feet without a 2-foot offset (rather than a 5-foot offset); No min. of 30% of all public facades must be doors and windows (for hotel)?	Building 7 has its side facing Ave T which does not meet the requirement for window articulation. However, all other buildings along Ave T will meet window articulation requirement.	Yes
16	Does the parking and proposed garage meet standards? 6.3.14 (Not applicable to SD)	Yes	1 garage per 3.25 units. 45% integrated into primary structures	Yes
17	Is there private property common areas and do they meet standards 6.3.15 A-E (Not applicable to SD or to single family detached /attached residential uses in T4 or T5)	NA	Yes with the exception of combination of amenities required (see attached amenities calculation sheet)	Yes
18	Is the sign type permitted? 6.3.16B (Not applicable to SD-r)	1 25' tall project multi-tenant sign; 2 20' tall multi-tenant signs; 1 monument sign per lot or stand alone tenant; 1 tenant sign per building façade (tenant sign size to not exceed 25% of the entire building elevation)	Property will have standard garden style property directional signs used to direct residents and visitors to apartment units and property amenities.	Yes



## PLANNING AND ZONING COMMISSION AGENDA ITEM

**12/08/15**  
**Workshop Agenda**

**ITEM DESCRIPTION:** Receive and discuss the Planning Director’s Report containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments (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
<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
<b>P-FY-15-28</b> - 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
<b>P-FY-15-36</b> - 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 revisions from applicant	All County Surveying
<b>P-FY-15-42</b> - Consider and take action on the Final Plat of Wilson Addition, a 3.530 +/- acre, 2-lot, 1-block subdivision situated in the Stephen P. Terry Survey, Abstract No. 812, Bell County, Texas, located on the south side of FM 2305, east of Arrowhead Point and west of Woodland Trails, partly in the Temple City limits and western ETJ.	DRC on 9/08/15 Awaiting Revisions from Applicant	Turley Associates
<b>P-FY-15-44</b> - Consider and take action on the Final Plat of Marjorie Addition, a 5.32 +/- acre, 2-lot, 1-block residential subdivision, located at the northwest corner of Charter Oak Drive and Dusty Lane.	Released for recordation	All County Surveying

<p><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.</p>	<p>DRC 11/25/15 Pending Prelim Plat</p>	<p>Advanced Surveying and Mapping</p>
<p><b>P-FY-15-47</b> - Consider and take action on the Final Plat of Baylor Scott &amp; 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>DRC 10/19/15 Awaiting Revisions from Applicant</p>	<p>Ron Carroll</p>
<p><b>P-FY-16-03</b> - Consider and take action on the Final Plat of Drive Time Addition, a 1.339 +/- acre, 1-lot, 1-block nonresidential subdivision, situated in the REDDING ROBERTS SURVEY, Abstract 692, Bell County, Texas, located at the southwest corner of the intersection of S. General Bruce Drive and Ira Young Drive.</p>	<p>Released for recordation on Nov 23, 15</p>	<p>All County Surveying</p>
<p><b>X-FY-16-01</b> - Consider a Voluntary Annexation Petition for Texas JB Investments, 20.855 +/- acre tract of land situated in the Sarah Fitzpatrick Survey, Abstract #312, Temple, Bell County, Texas, located on the north side of State Highway 36 and the intersection at Moffat Road</p>	<p>Awaiting revisions to petition before scheduling for City Council</p>	<p>Jennifer Beck</p>
<p><b>P-FY-16-07</b> - Consider and recommend action on the Preliminary Plat of Highline Addition, a 40-389 +/- acres, 9-lot, 1-block, nonresidential subdivision, being a part of the Redding Roberts Survey, Abstract No. 692, Bell County, Texas, located on the northwest corner of South 31st Street and Scott Boulevard.</p>	<p>DRC 11-25-15 Awaiting Revisions from Applicant</p>	<p>Advanced Surveying and Mapping</p>
<p><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.</p>	<p>DRC 12-07-15</p>	<p>Advanced Surveying and Mapping</p>
<p><b>P-FY-16-09</b> - 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>DRC 12-07-15</p>	<p>Turley Associates</p>

<p><b>P-FY-16-10</b> - Consider and take action on the Amending Plat of Highland Park Estates, a 10.00 +/- acre, 30-lot, 3-block residential subdivision, within the Maximo Moreno Survey, Abstract No. 14, City of Temple, Bell County, Texas, located on the north side of West FM 93, adjacent to and west of Ridgewood Estates, west of Hartrick Bluff Road. This plat will add dimensions on Lot 20, Block 1, and Lots 1-4, Block 2, that were omitted on the final plat.</p>	<p>DRC 12-21-15</p>	<p>All County Surveying</p>
<p><b>Z-FY-16-05</b> - Consider a Voluntary Annexation Petition for 0.278 acres, situated in the George W. Lindsey Survey, Abstract No. 514, Bell County, Texas, to be part of Campus at Lakewood Ranch Phase X</p>	<p>PZC 12-21-15? Pending Schedule</p>	<p>Turley Associates</p>
<p><b>Z-FY-16-06</b> - Hold a public hearing to discuss and recommend action on a rezoning from Single Family-One (SF-1) district to Planned Development Single Family-One (SF-1) district to allow for a Bed and Breakfast within a single-family residence on Lot 2, Block 8, L. R. Taylor Addition, located at 518 North 7th Street.</p>	<p>PZC 12-21-15</p>	<p>Larry Garner on behalf of James &amp; Linda Ellis</p>
<p><b>Z-FY-16-07</b> - Hold a public hearing to discuss and recommend action on a rezoning from Single Family-One (SF-1) District to Two Family (2-F) District, Lot 7 and 8, Block 18 of Fullview, 1106 North 5th Street</p>	<p>PZC 12-21-15</p>	<p>Jack Folsom</p>
<p><b>Z-FY-16-08</b> - Hold a public hearing to discuss and recommend action on a rezoning from Two Family (2F) zoning district to Commercial (C) zoning district, Lots 5 &amp; 6, Block 011, Temple Heights, located at 1119 South 53rd Street.</p>	<p>PZC 1-04-16</p>	<p>Karl Miller</p>

<p><b>City Council Final Decisions</b></p>	<p><b>Status</b></p>
<p><b>Z-FY-15-26:</b> Consider adopting an ordinance authorizing a Conditional Use Permit allowing the sale of less than 50% of the total gross revenue being from the sale of all alcoholic beverages with on-premise consumption in Suite 70 of the Gateway Center, located at 4501 South General Bruce Drive.</p>	<p>APPROVED at 2<sup>nd</sup> Reading on November 19, 2015</p>

P&Z COMMISSION ATTENDANCE

2015															P	A	
	Jan 5	Jan 20	Feb 2	Feb 17	Mar 2	Mar 16	Apr 6	Apr 20	Apr 27 Spec Mtg	May 4	May 18	June 1	June 15				
James Staats	P	No Meeting Held	P	P	P	P	P	No Meeting Held	P	P	P	P	P	11			
Blake Pitts	P		P	A	P	P	P		P	P	A	P	P	P	9	2	
Patrick Johnson	P		P	P	A	P	P		P	P	A	P	P	P	9	2	
Omar Crisp	P		P	A	P	A	P		P	P	P	P	P	A	8	3	
David Jones	P		P	A	P	P	P		P	P	P	A	P	P	9	2	
Greg Rhoads	P		P	P	P	A	P		P	P	A	P	P	P	9	2	
Will Sears	P		P	A	P	A	P		P	P	A	P	A	A	4	7	
Lester Fettig	P		P	P	P	A	P		P	P	P	P	A	P	9	2	
Tanya Mikeska-Reed	A		P	A	P	P	P		A	P	P	A	P	A	P	6	5

	July 6	July 20	Aug 3	Aug 17	Sept 8	Sept 21	Oct 5	Oct 19	Nov 2	Nov 16	Dec 7	Dec 21	P	A	
James Staats	P	A	No Meeting Held	P	P	P	P	P					17	1	
Lydia Alaniz									P	P				2	
Blake Pitts	P	P		P	A	P	P	P	P	P				17	3
Patrick Johnson	P	P		P	A	P	P	A	P	P	P			16	4
Omar Crisp	P	P		P	P	P	A	P	P	P	A			15	5
David Jones	A	P		P	P	P	P	P	P	P	A			16	4
Greg Rhoads	P	P		P	A	P	P	P	P	P	P			17	3
Will Sears	P	P		P	P	P	P	P	P	P	A			12	8
Lester Fettig	P	P		P	P	P	P	P	A	P	A			16	4
Tanya Mikeska-Reed	P	P		P	A	P	P	P	P	A	P			13	7

not a Board member

New Officers Elected:  
Jones Chair, Johnson V-C