

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
OCTOBER 19, 2015, 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, October 19, 2015.
2. Receive and discuss the Planning Director's Report containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code (UDC).
3. Finish discussion on proposed amendments to the Temple Medical Education District (TMED) Code.
4. Elections for Chair and Vice-Chair.

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
CITY COUNCIL CHAMBERS, 2ND FLOOR
October 19, 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 October 5, 2015.

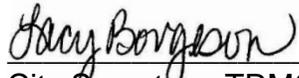
B. ACTION ITEMS

Item 2: [Z-FY-15-26](#) - Hold a public hearing to discuss and recommend action on 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.

Item 3: [P-FY-15-45](#) – Consider and take action on the Final Plat of The Plains At Riverside Phase II, a 29.339 +/- acres, 108-lot, 6-block residential subdivision, being a tract of land situated in the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located between South Pea Ridge Road and Old Waco Road, west of the intersection with Riverside Drive.

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.

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 11:30 a.m., October 15, 2015.



City Secretary, TRMC
City of Temple

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

Title: _____

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

PLANNING AND ZONING MEMBERS PRESENT
Chair Greg Rhoads

COMMISSIONERS:

Tanya Mikeska-Reed	James Staats
Blake Pitts	David Jones
Will Sears	Omar Crisp
Lester Fettig	

PLANNING AND ZONING MEMBERS ABSENT:

Patrick Johnson

STAFF PRESENT:

Brian Chandler, Director of Planning
Nan Rodriguez, Deputy City Attorney
Tammy Lyerly, Senior Planner
Mark Baker, Planner
Dessie Redmond, Planner
Mary Maxfield, Planning Technician
Leslie Evans, Planning Technician

The agenda for this meeting was posted on the bulletin board at the Municipal Building, October 1, 2015 at 3:00 p.m. in compliance with the Open Meetings Law.

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

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

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

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of September 21, 2015.

Approved by general consent.

B. ACTION ITEMS

Item 2: Z-FY-15-26 - Hold a public hearing to discuss and recommend action on a Conditional Use Permit allowing the sale of less than 50% of the total gross revenue being from

the sale of alcoholic beverages with on-premise consumption in Suite 70 of the Gateway Center, located at 4501 South General Bruce Drive.

Commissioner Mikeska-Reed asked to abstain from this item due to a potential conflict.

Mr. Mark Baker, Senior Planner, stated this item would go before City Council for first reading on November 5, 2015 and second reading on November 19, 2015.

This request is to allow an establishment that generates less than 50% of the total gross revenue from the sale of all alcoholic beverages with on-site consumption Conditional Use Permit (CUP) required in the base zoning of General Retail (GR).

This property is located within the Gateway Center, approximately 20 acres, but does not include the "island" building pads around that.

The proposed restaurant use would be in the existing Suite 60 which is anticipated to be remodeled to create a Suite 70. Currently Suite 60 is occupied by the Harvest Church and the main sanctuary for Harvest Church would be relocating to Suite 30B which is approximately 349 lineal feet (site line) away from Suite 60.

The remaining uses within Suite 60 would be a youth room/fellowship hall, a children's church room, church offices, and nursery rooms. The City Attorney's office has determined that this does meet the definition of a place of worship.

The applicant is not in compliance with Chapter 4 of the Code of Ordinances for alcoholic beverages as well as the Unified Development Code (UDC) Section 5.3.15 that addresses distancing.

A place of worship that is less than 300 feet away would require an exception which was not included in the current application request nor was an exception advertised. If the applicant requests the exception, the application would need to be resubmitted and re-noticing would be required of the public hearing and the property owners within 200 feet of the subject property.

Mr. Baker explained that Staff does have a new recommendation based on this new information and would continue with the presentation as planned.

An aerial map of the vicinity is shown.

Mr. Baker stated the floor plan which was not included with the staff report was received by Staff today. The floor plan includes the previously mentioned four uses by the Harvest Church adjacent to the proposed restaurant.

The request does comply with the underlying GR zoning and triggers the CUP.

The Future Land Use and Character Map designate the subject property as Auto-Urban Commercial which supports retail service type uses and the request would comply.

Thoroughfare Plan and Trails Plan compliance: the property is accessed from South General Bruce Drive and Gillmeister Lane. There are no new improvements or park trails proposed.

Both water and sewer are available to Gateway Center.

Surrounding properties include I-35, existing retail and service uses (PD-GR and GR) to the north, single family residential (Oakwood 1st Subdivision) (GR and SF-1) to the east, undeveloped land and CAP Fleet Upfitters (Gillmeister Phase II subdivision C) to the west, and single family residential (Briar Crest) (SF-3) to the south.

Development Standards are given. There is no new construction proposed for the subject property.

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

In summary, the request does not comply with UDC Section 5.3.15 or Chapter 4 of the Code of Ordinances. It does comply with the Future Land Use and Character Map, Thoroughfare Plan, is compatible with surrounding uses and zoning, and public facilities are available for the site.

Staff recommends continuance of this item to allow the applicant time to address the remaining Church uses adjacent to the proposed restaurant or request an exception to the distance requirements.

Mr. Baker explained the required notices mailed out did not include the exception. The exception would be to allow a church to be within less than 300 feet of the restaurant.

The CUP would apply to the newly created Suite 70 from the former Suite 60. The exception is not before the Commission tonight.

Chair Rhoads opened the public hearing.

Mr. Erik Ray, Charter Real Estate, 3000 S. 31st Street, Temple, Texas, stated he was representing Mr. Will Morris who was unable to attend the meeting.

Mr. Ray commented he was with Mr. Morris at the time they applied for the CUP. At that time the applicant had no idea they would be applying for an exception since they were just church offices that were remaining adjacent to the proposed Suite 70.

Mr. Ray added that the church was in the process of finding a new home for relocation.

Mr. Ray also stated Cinemark was selling beer and wine and Longhorn Steakhouse has a full bar.

Chair Rhoads explained that the beer and wine were not a problem and Longhorn Steakhouse was further than 300 feet. Mr. Chandler confirmed.

As far as the church offices, they are still considered a place of worship because of the children/youth areas.

Mr. Baker clarified that Staff understood from the meeting with the applicant that remaining behind would be the church offices which did not themselves and alone constitute the place of worship. It was the later conversation Mr. Baker had with the church and received a floor plan

that showed the additional uses for the church. This was when Staff contacted the City Attorney's office for guidance.

Mr. Chandler added that he informed Mr. Morris an exception could be requested.

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

Commissioner Staats made a motion to recommend a continuance on Item 2, **Z-FY-15-26**, as requested by the Staff and Commissioner Fettig made a second.

Brief discussion regarding including a timeframe on the continuance motion.

Commissioner Staats amended his original motion to recommend continuance for 30 days on Item 2, **Z-FY-15-26**, and Commissioner Fettig made a second.

Additional discussion regarding the timeframe.

Ms. Nan Rodriguez, Deputy City Attorney, commented that the ordinary 200 foot notice to the neighbors of the subject property would be sufficient. Mr. Chandler stated the church would not receive a notice; the property owner would.

Commissioner Pitts asked if it was possible for the entire Gateway complex to receive an exception. Mr. Chandler responded that it would be consistent with the previous exception requested and granted for the Westfield Master Plan but additional research would be needed and Staff would get back to the applicant.

Additional discussion regarding the timeframe.

Mr. Erik Ray returned to the podium and asked for clarification on the nursery, daycare, and youth room or if the church were still allowed to have offices. Ms. Rodriguez approached the podium and explained the problem was that the applicant was proposing to open a restaurant that sells mixed drinks. This is prohibited under Temple's ordinances from being within 300 feet of a religious institution. The legal definition would be a location where there is religious instruction or praise and worship occurring. The diagram showing the children's church room, youth room, and nursery are all deemed to be places where there is probably either religious instruction and/or worship at some point. The same rules would apply for these rooms as a regular sanctuary.

Ms. Rodriguez clarified that only administrative offices where there is no worship or instruction occurring would be allowed adjacent to the proposed use. Ms. Rodriguez encouraged the applicant to be very specific with the tenant and find out exactly what activities are going on in the offices. If religious counseling or religious instruction of any type were performed, it would fall under the definition.

Commissioner Staats made an amended final motion to recommend a continuance on Item 2, **Z-FY-15-26**, for two weeks until the next scheduled P&Z meeting and Commissioner Fettig made a second.

Motion passed: (7:0)

Commissioner Mikeska-Reed abstained; Commissioner Johnson absent

Item 3: P-FY-15-06 – Consider and take action on the Final Plat of Golden Valley Subdivision, a 4.25 +/- acres 3-lot, 1-block nonresidential subdivision, being part of the Stephen Frazier Survey, Abstract No. 311, situated in the City of Temple, Bell County, Texas, located on the south side of Taylors Valley Road, adjacent to the Georgetown Railroad Company, and west of Shallow Ford Road.

Ms. Tammy Lyerly, Senior Planner, stated the applicant has not requested any exceptions to the UDC so the P&Z Commission would be the final plat authority on this matter.

The Development Review Committee (DRC) reviewed the plat initially on November 5, 2014 and deemed it administratively complete on September 24, 2015.

The applicant is requesting an administrative waiver for a four-foot wide sidewalk required on Taylor's Valley Road, a proposed collector on the City of Temple Thoroughfare Plan (UDC Section 8.2.3).

Water services will be provided by well water and sewer services will be provided by septic system.

The applicants are currently pursuing a street use license (SUL) for existing encroachments into the Georgetown Railroad right-of-way of a portion of a building and some fencing. The SUL will go forward to City Council.

A fire hydrant is placed on the plat for future development. If the applicant decided to have additional development, they would be required to have a fire hydrant installed. The Fire Department is in support of this plat.

Staff recommends approval of the Final Plat of Golden Valley Subdivision.

Ms. Lyerly stated the fire hydrant would require a water line extension and would be installed at the time of development through the building permit process.

Commissioner Mikeska-Reed made a motion to approve Item 3, **P-FY-15-06**, as presented by Staff, and Commissioner Sears made a second.

Motion passed: (8:0)

Commissioner Johnson absent

C. REPORTS

Item 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 to the Unified Development Code.
(continued, if not completed in Work Session)

There being no further business, the meeting was adjourned at 6:02 p.m.

Respectfully submitted
Leslie Evans

**PLANNING AND ZONING COMMISSION
MONDAY, OCTOBER 5, 2015
4:45 P.M.
WORK SESSION**

PLANNING AND ZONING MEMBERS PRESENT

Chair Greg Rhoads

COMMISSIONERS:

Tanya Mikeska-Reed	James Staats
Blake Pitts	David Jones
Will Sears	Omar Crisp
Lester Fettig	

PLANNING AND ZONING MEMBERS ABSENT:

Patrick Johnson

STAFF PRESENT:

Brian Chandler, Director of Planning
Nan Rodriguez, Deputy City Attorney
Tammy Lyerly, Senior Planner
Mark Baker, Senior Planner
Dessie Redmond, Planner
Mary Maxfield, Planning Technician
Leslie Evans, Planning Technician

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

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

With a quorum present, Chair Rhoads opened the work session at 4:51 p.m. and asked Mr. Brian Chandler, Director of Planning, to proceed.

Mr. Chandler stated there was an update on Item 2, CUP for 4501 S. General Bruce in the Gateway Center. New information has come up since the packet went out which relates to the distance requirement. Currently Harvest Church is right next door but will be relocating. However, the Church provided a site plan that showed offices, nursery, and other child related facilities which would remain directly next door. After consulting with Legal, it was determined that it is still a place of worship so it does not meet the 300 foot distance requirement.

Mr. Chandler recommended that Mr. Mark Baker would still give his presentation along with a recommendation to continue the item until the next P&Z meeting in order to allow

the applicant/tenant to discuss and resolve the matter or to have the applicant request an exception to the 300 foot distance requirement.

Either way the item was not notified nor advertised for an exception. It was advertised as being in compliance and meeting the distance requirement.

Mr. Baker has not been able to contact the applicant to discuss this new information.

If the applicant/tenant cannot resolve the matter, the applicant would have to withdraw and add the exception to the distance requirement, then Staff would re-advertise and re-notify with the new information.

Commissioner Mikeska-Reed asked if she should recuse herself since she has a potential conflict with this item and both Ms. Rodriguez and Mr. Chandler agreed she should.

Discussion occurred regarding whether any type of religious instruction takes place in the administrative offices, such as the youth room or nursery.

Mr. Chandler briefly discussed the Director's Report.

The Commissioners were informed that annual elections for Chair and Vice-Chair would take place at the next scheduled P&Z meeting and to think about nominations.

Mr. Chandler continued the TMED presentation from the previous meeting and started with other proposed code amendments ('low hanging fruit').

In terms of concept, the following changes are ready to move forward to the P&Z and City Council:

- Add beer and wine sales as separate uses and allow by right in T4 and T5 districts;

- Bars still would require a CUP;

- Would still be subject to distance requirements from churches, hospitals and schools; and

- Further evaluate providing additional flexibility of T4 and T5 uses.

Other proposed code amendments under consideration:

- Public Frontage

 - Apply to private streets and not just public streets;

 - Landscaping maintenance by private property owner; and

 - Remove groundcover and shrub requirements in "planting strip":

 - Current: mulch, groundcover, shrubs and trees required;

 - Proposed: Require trees and grass; groundcover at entryways to retail and multi-family developments only:

 - Shrub requirements would still apply to screening parking and drive-throughs (where permitted)

 - Minimum 30 percent of all public facades must be doors and windows;

 - Burglar bars or other exterior coverings are prohibited; and

 - Overhead or roll up doors are prohibited on primary or secondary frontages.

[Perhaps the previous three should not apply to hotels or require only on first floor]

Common Area (Multi-Family and Mixed Use Structures):

What about non-mixed use commercial?

Should apply;

Clarify that courtyards and plazas to qualify;

Add the following qualifying options:

Trails

Hotels:

Required to have three amenities from different list;

Is the intention to require open space in addition?

Potential Code Amendments (requires more analysis and discussion):

“Threshold triggers”:

Exempt simple “facelift” from triggering standards;

Expansion would trigger frontage requirements;

Further evaluate “proportionality” of other triggers so as to not dis-incentivize rehabilitation or redevelopment of typical TMED lots;

Allow drive-throughs in T5-c; and

Relax front setback maximums but incentivize pushing close to street.

Consider requiring a tower element or additional vertical articulation:

For all corner buildings (such as Walgreens) or

If setback far enough from street

Potential “Incentives”:

Lower landscaping requirements for parking to the rear:

From 20 percent to 10 percent; and

No landscaped parking islands but still require screening.

Carrot rather than stick to encourage “vertical mixed use”:

Allow shared parking only for vertical mixed use?

Drive-Throughs if:

Covered outdoor patio minimum of 300 square feet?

Due to time constraints, Chair Rhoads adjourned the meeting at 5:27 P.M.



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

10/19/2015
Item #2
Regular Agenda
Page 1 of 6

UPDATED

APPLICANT / DEVELOPMENT: Backporch Draffhouse (On behalf of Bullish Resources Inc.)

CASE MANAGER: Mark Baker, Senior Planner

ITEM DESCRIPTION: Z-FY-15-26: Hold a public hearing to discuss and recommend action on 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.

PLANNING & ZONING COMMISSION REVIEW: Due to new information identified at the October 5, 2015 Planning & Zoning Commission meeting, the public hearing was continued to the October 19, 2015 meeting. Based on the attached floor plan, received by staff after the initial staff report had been distributed, it was determined by the Legal department, that the remaining uses of the Harvest Church, the church offices, nursery rooms, youth rooms / fellowship hall & children's church room collectively, constitute a place of worship. This resulted in the 300-foot separation requirement not being met. The continuance to the October 19, 2015 meeting was necessary to give the applicant and staff an opportunity to review and identify available options and procedures.

The separation requirement of 300-feet is identified by Section 109.33 of the Texas Alcoholic Beverage Code, codified locally by the City of Temple in Chapter 4, Alcoholic Beverages, of the Code of Ordinances. In addition, while relief from this distance requirement is provided for as a variance by state law, the determination is made locally by the City Council by a separate City Council Resolution. According to the City Attorney's office, no separate public hearing by the City Council is necessary.

Although not confirmed directly, the applicant has made it known for the desire to move forward. Since complete relocation of the Harvest Church may not be feasible in the short term, the variance to request waiving the distance is the only other alternative. The variance will be reviewed by the City Council at the same time as the Conditional Use Permit.

It is noteworthy that a similar request was included in the Master Rezoning for the Westfield Planned Development (Z-FY-15-17) and reviewed by the Planning & Zoning Commission in June 2015 and

approved by the City Council in July 2015. The City Council approval also included a variance from the 300-foot distance requirement between a place of worship and an establishment that serves all alcoholic beverages with on-premise consumption.

While action by the Planning & Zoning Commission on the variance is not necessary, consideration of the conditional use permit for the restaurant serving all alcoholic beverages with on-premise consumption is still necessary by the Planning & Zoning Commission. The location of the remaining church uses in proximity to the on-site consumption of alcohol can be considered in this review.

STAFF RECOMMENDATION: Based on the following analysis and reasons that:

1. The project has demonstrated compliance with the specific standards in Unified Development Code (UDC) Section 5.3.15;
2. The project has demonstrated compliance to Chapter 4 of the City of Temple Code of Ordinances related to alcoholic beverages (see attached), with the exception of seeking relief from the 300-foot separation between a restaurant serving alcohol with on-premise consumption and a place of worship, which will be addressed by City Council as a separate Resolution;
3. The request is compatible with existing adjacent General Retail-zoned land uses;
4. The request is in compliance with the Thoroughfare Plan;
5. Public facilities are available to serve the subject property.

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

1. That the use is contained within Suite 70 of the Gateway Center, located at 4501 South General Bruce Drive;
2. The use is subject to compliance to Chapter 4 of the City Code of Ordinances related to alcoholic beverages, including either a City Council-approved variance to the 300-spacing requirement or relocation of the remaining uses which constitute a place of worship outside the 300-foot distance; and
3. That the Conditional Use, complies with UDC Section 5.3.15 related to all alcoholic beverage sales with on-premise consumption; and

ITEM SUMMARY: The applicant, Back Porch Draffhouse on behalf of Bullish Resources, requests 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 (currently Suite #60) at the Gateway Center.

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

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

Additionally, the UDC states:

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

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

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

BACKGROUND: The 20.388 +/- acre subject property, which does not include the surrounding "island" building pad sites, is currently zoned Planned Development-General Retail (PD-GR). A restaurant that generates less than 50% of its total gross revenue from the sale of all alcoholic beverages is a compatible use subject to approval of a Conditional Use Permit.

In addition, UDC Section 5.3.15B provides standards for all establishments with alcoholic beverage sales with on-premise consumption that is less than 75% of the gross total revenue. The standards are as follows:

1. The establishment must not be within 300 feet of a place of worship, public school or public hospital;
2. The distance between the establishment where alcoholic beverages are sold and a place of worship or public hospital must be measured along the property lines of the street fronts and from front door to front door, and in a direct line across intersections. The distance between the place of business where alcoholic beverages are sold and the public school must be measured in a straight, direct line from the property line of the public school to the property line of the establishment, and in a direct line across intersections;

- If the permit or license holder is located on or above the fifth story of a multi-story building, in a direct line from the property line of the public school to the property line of the place of business, in a direct line across intersections, and vertically up the building at the property line to the base of the floor on which the permittee is located.

It should be noted that the existing Suite 60 will be remodeled creating Suite 70. The current tenant of Suite 60 is the Harvest Church, which will be relocating its sanctuary to Suite 30B. Administrative offices for the church will remain within the remodeled Suite 60.

Staff has considered the three (3) standards above, estimated by the applicant (attached) as roughly 345 feet from door to door. This measurement however, is not provided for by the UDC.

Using the prescribed measurement method provided by the UDC, the location of the restaurant suite and the relocated Harvest Church exceeds 1,300 feet, confirming that the minimum 300-foot distance has been met. There are no other sensitive uses such as a public hospital or public school within the immediate area. The administrative office remaining in the remodeled Suite 60 does not meet the definition of a place of worship and function only as an administrative office.

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

SURROUNDING PROPERTY AND USES: The following table provides the direction from the property, Future Land Use Plan (FLUP) designation, existing zoning and current land uses:

<u>Direction</u>	<u>FLUP</u>	<u>Zoning</u>	<u>Current Land Use</u>
Site	Auto-Urban Commercial	GR	Retail & Service Uses
North	Auto-Urban Commercial	GR	Retail & Service Uses
South	Neighborhood Conservation	SF-3	SF Residential (Briar Crest)
East	Neighborhood Conservation,	SF-1 & GR	SF Residential (Oakwoods 1 st)
West	Auto-Urban Commercial	C	Undeveloped (Gilmeister PH. II)

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

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

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

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

According to the City of Temple Comprehensive Plan / FLUP, the subject property, being a 20.388 +/- acres is within the Auto-Urban Commercial designation of the Future Land Use Plan (FLUP).

The Auto-Urban Commercial designation is intended for the majority of areas identified for commercial use, generally concentrated at intersections versus strip development along the major roads. Similar to the Suburban Commercial designation, minimum site area is commonly 10,000 square feet but may be larger for multi-tenant buildings and centers. The current land use designation is consistent with the proposed conditional use request for a restaurant serving a variety of alcoholic beverages.

Thoroughfare Plan (CP Map 5.2)

The property takes access from both South General Bruce Drive & Gilmeister Lane. No new roadway or sidewalk improvements are proposed by this project.

Availability of Public Facilities (CP Goal 4.1)

As the property is already developed, adequate utilities have been established to serve the site. The subject property is served by a 12" water line and a 6" sewer line both along the eastern property line. In addition, there is a 21" sewer line in Gilmeister Lane.

Temple Trails Master Plan Map and Sidewalks Ordinance

No trails have been identified along South General Bruce Drive or Gilmeister Lane.

DEVELOPMENT REGULATIONS: Non-Residential setbacks for this planned development with a base-zoning of Neighborhood Service district are:

Min Lot Size	N/A
Min Lot Width	N/A
Min Lot Depth	N/A
Front	15'
Side	10'
Side (corner)	10'
Rear	10' (UDC sec. 4.4.4.F3)
Max Height	3 Stories

While buffering and screening standards per UDC Section 7.7 are triggered by the proximity of the residential zoning to the east and the south of the proposed use, standards were put in place with the development of the Gateway Center. Therefore, no additional buffering or screening is required.

PUBLIC NOTICE: Owners of Fifty-one (51) properties within 200-feet of the subject property, were sent notice of the public hearing as required by State law and City Ordinance. As of Thursday October 15, 2015 at 12:00 PM, 4 notices (6 properties) have been returned for approval, 2 notices for denial and 4 notices as undeliverable have been received.

The newspaper printed notice of the public hearing on September 24, 2015, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Chapter 4 – Code of Ordinances – Alcoholic Beverages
Site and Surrounding Property Photos
Gateway Center (Suite Layout) (Exhibit A)
Applicant-Supplied Distance Measurement
Harvest Church (Post-Relocation Floor Plan)
Zoning Map
Future Land Use and Character Map
Utility Map
Thoroughfare & Trails Map
Notification Map
Returned Property Owner Notices

Chapter 4

ALCOHOLIC BEVERAGES

ARTICLE I. EXTENDED HOURS

Sec. 4-1. Extended hours.

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

ARTICLE II. SPACING

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

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

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

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

Sec. 4-4. Measurement for public school.

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

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

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

Sections 4-5 through 4-10 reserved.

ARTICLE III. LICENSE AND PERMIT FEES

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

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

Sec. 4-12. Display.

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

Sections 4-13 through 4-20 reserved.

ARTICLE IV. SALE OF ALCOHOLIC BEVERAGES ON CITY PROPERTY

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

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

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

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

Site & Surrounding Property Photos



Site: Current Suite #60 (PD-GR)



Site: Front of Suite #60 (Looking toward Cinemark (PD-GR))



East: Single Family Residential (Oakwood 1st Subdivision) (GR & SF-1)



West: Undeveloped & Cap Fleet Service – (Gilmeister Phase II) (C)



North: Gateway Center - I-35, Retail & Service Uses (PD-GR & GR)



North / Aerial: Gateway Center, I-35 & Existing Retail & Service Uses (PD-GR & GR)



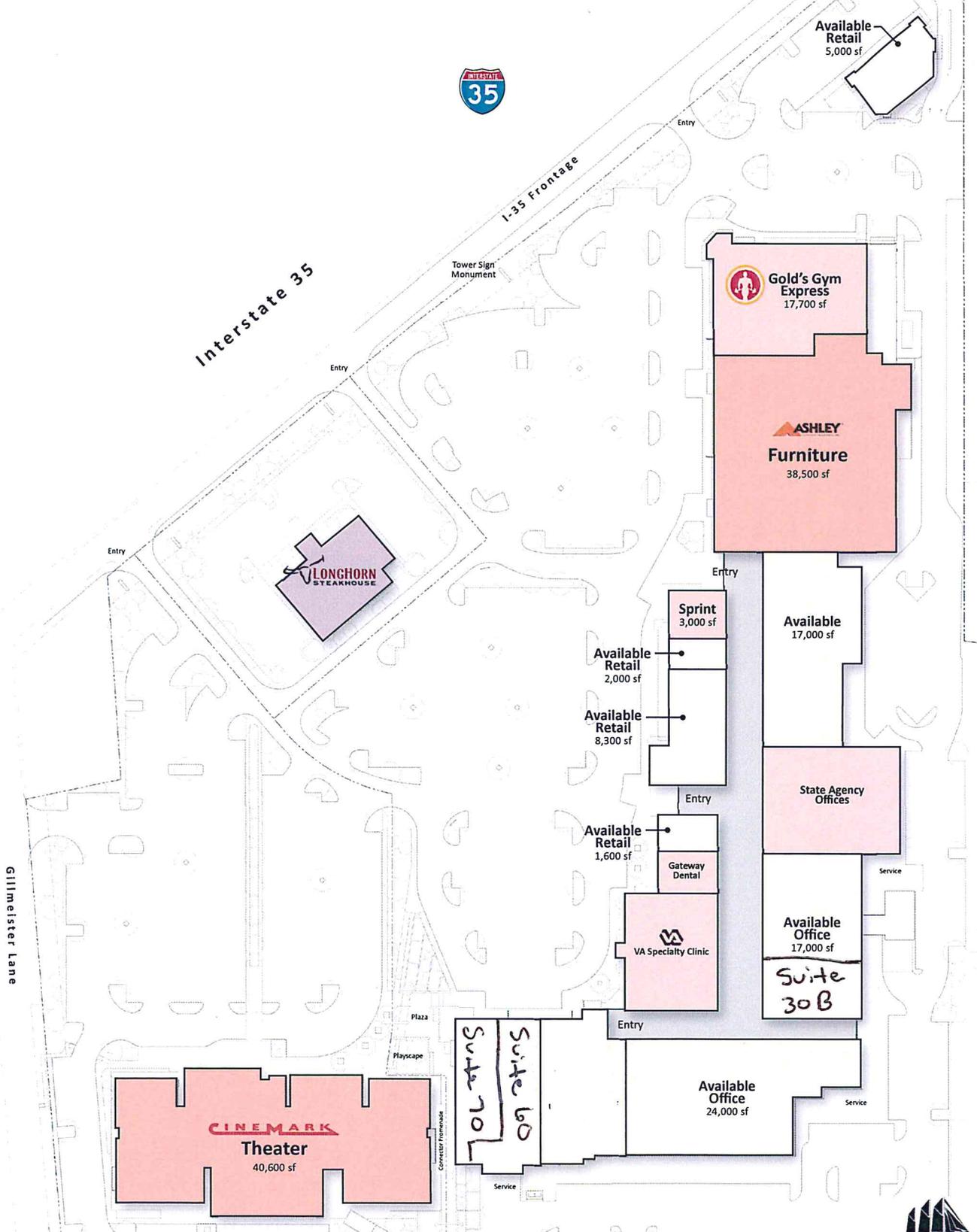
South: Single Family Residential – Briar Crest Subdivision (SF-3)



South: Single Family Residential – Briar Crest Subdivision (SF-3)

GATEWAY CENTER

Temple Texas | Conceptual Leasing Plan



This plan is conceptual, and is subject to change.

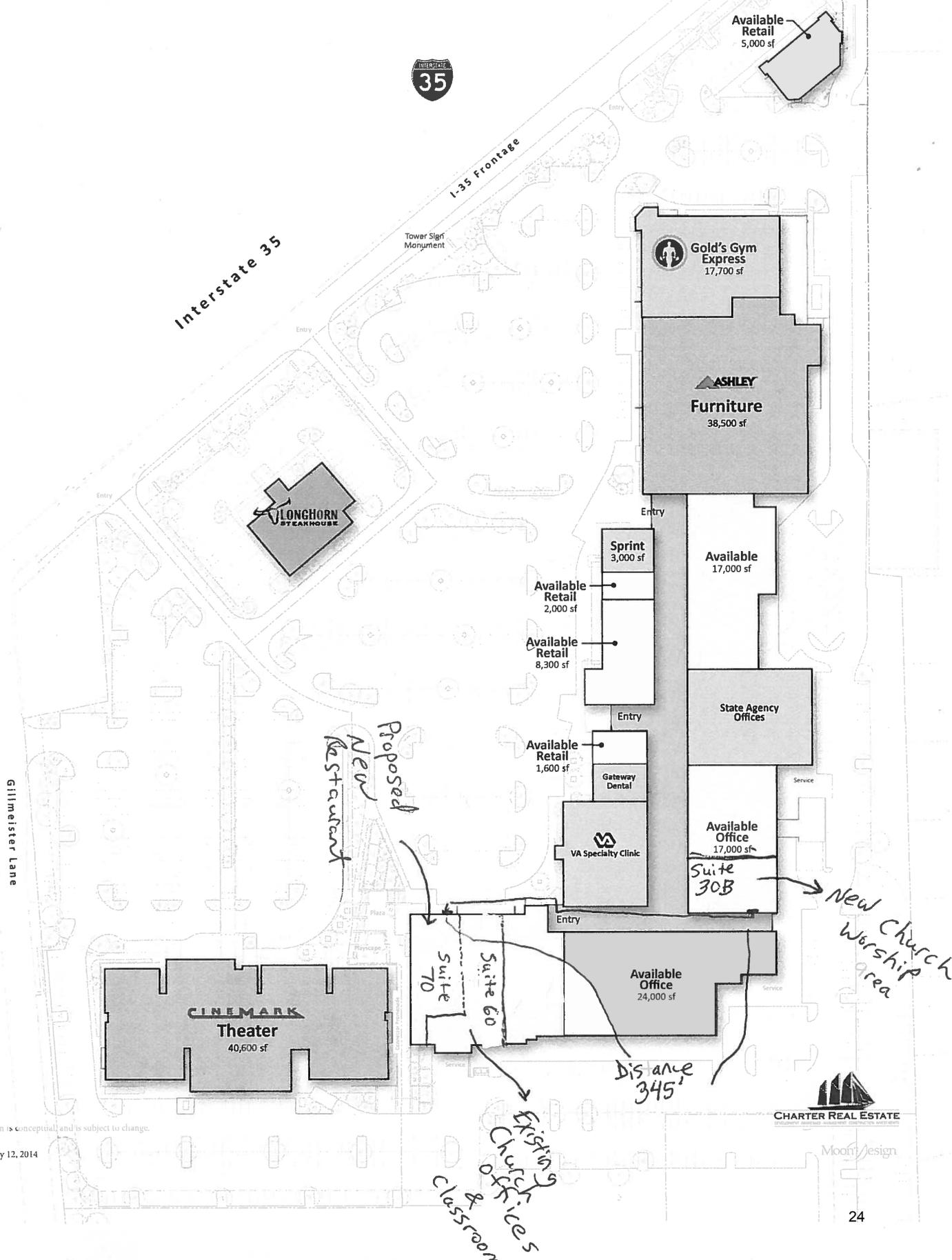
February 12, 2014



Moon/esign

GATEWAY CENTER

Temple Texas | Conceptual Leasing Plan

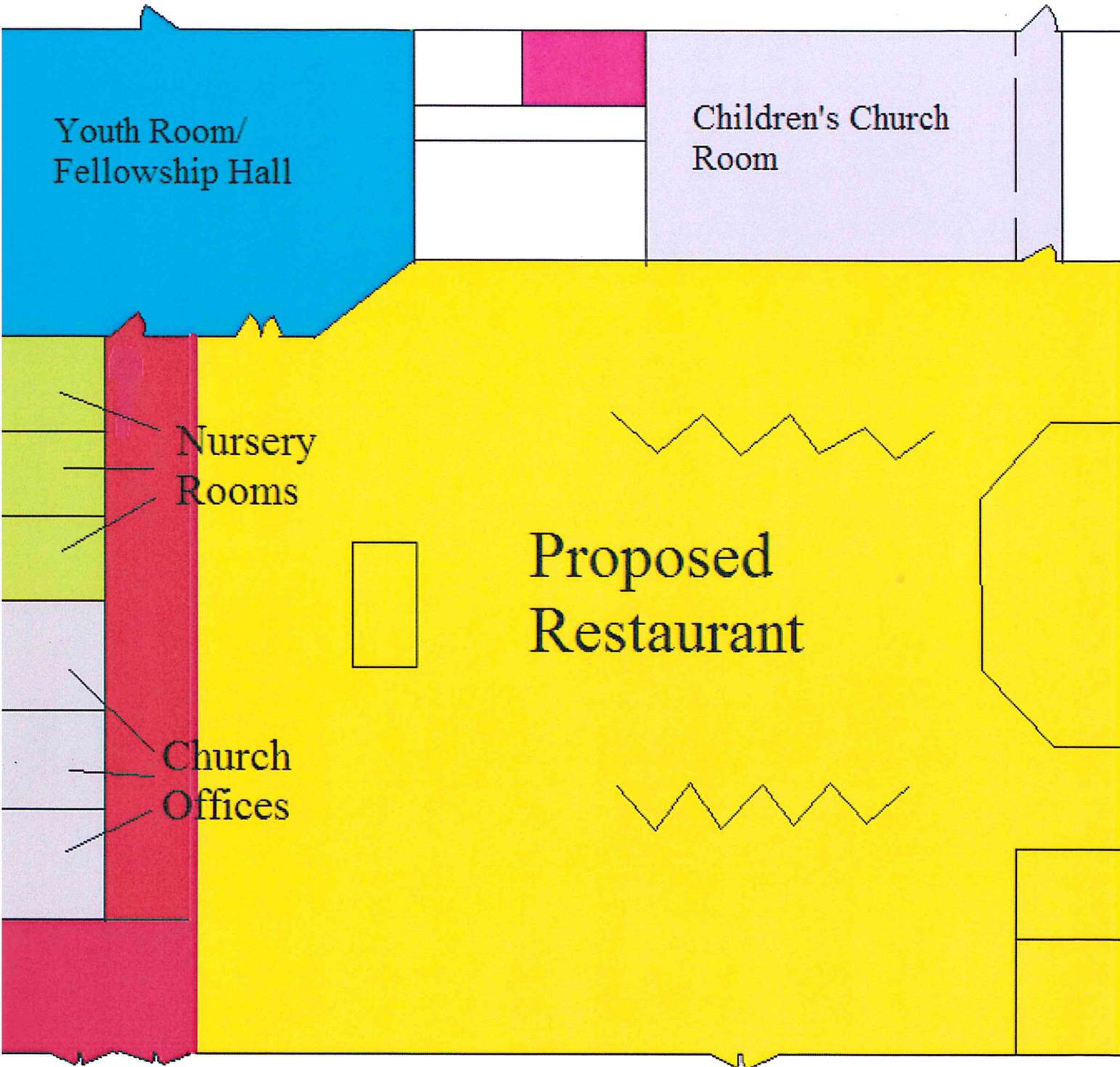


This plan is conceptual and is subject to change.

February 12, 2014



Moon/Design



- = Youth Area
- = Nursery
- = Offices
- = Children's Area

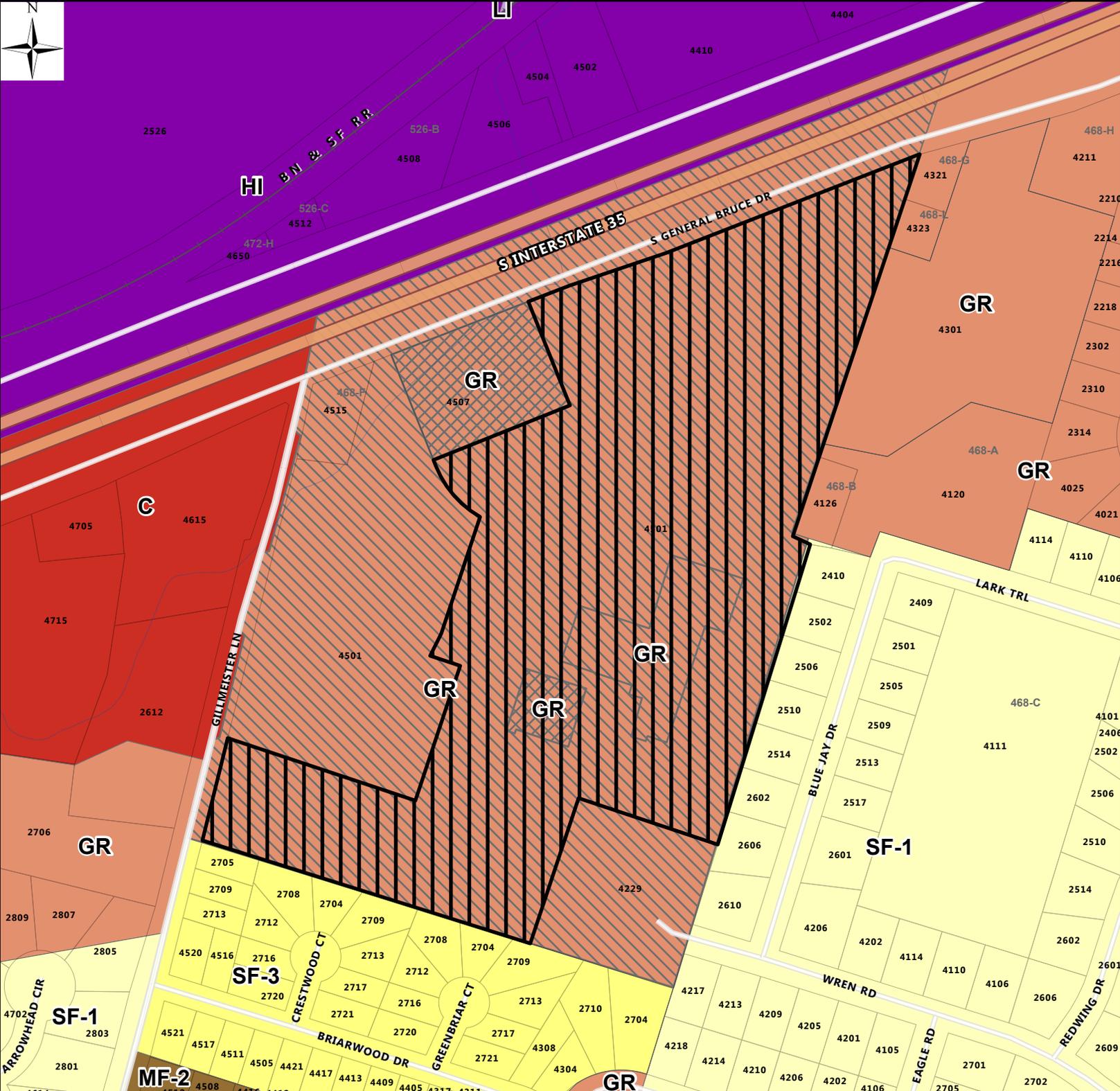


CONDITIONAL USE PERMIT

ZONING MAP

Zoning Case :
Z-FY-15-26

Address :
4501 S GENERAL BRUCE DR



Current Zoning	Legend	Legend
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
SFA	GR - CUP	SD-T
SFA-2	GR - PD	SD-V
SFA-2 - PD	GR - CUP, PD	T4
SFA-3	CA	T4 - PD
SFA-3 - PD	CA - CUP	T4 - CUP
2F	CA - PD	T5-C
2F - CUP	C	T5-C - CUP
2F - PD	C - CUP	T5-C - PD
MF-1	C - PD	T5-E
MF-1 - CUP	C - CUP, PD	T5-E - CUP
MF-1 - PD	LI	T5-E - PD
MF-2	LI - CUP	NO BASE
MF-2 - CUP	LI - PD	CUP
MF-2 - PD	LI - CUP, PD	PD
MF-3 - PD	HI	Casearea
	HI - PD	
	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: 9/21/2015



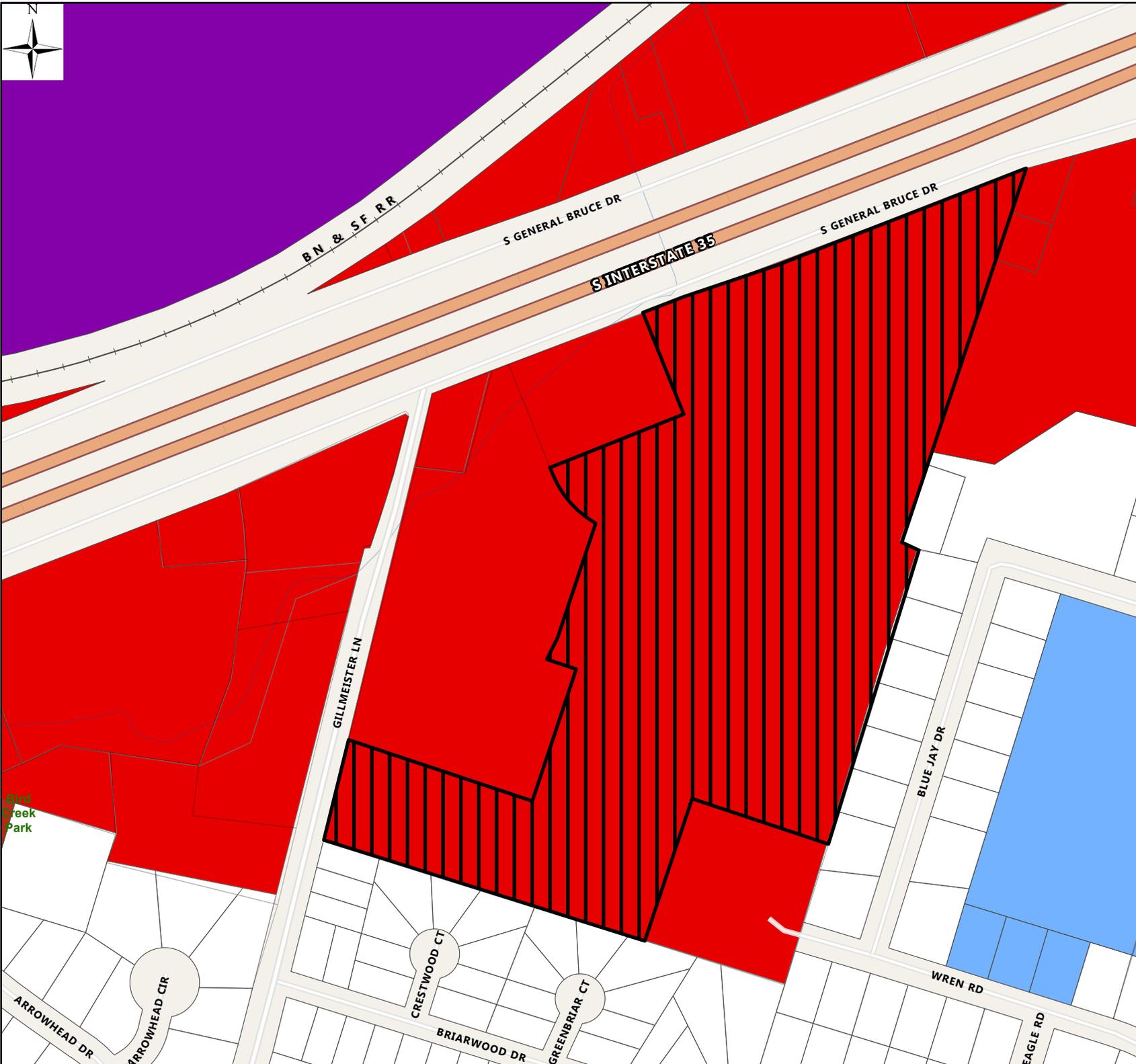


Conditional Use Permit

FUTURE LAND USE MAP

Zoning Case :
Z-FY-15-26

Address :
4501 S. General Bruce



- 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

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mbaker
Date: 9/10/2015





Conditional Use Permit

UTILITY MAP

Zoning Case :
Z-FY-15-26

Address :
4501 S. General Bruce



- 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: 9/10/2015





Conditional Use Permit

THOROUGHFARE AND TRAILS MAP

Zoning Case :
Z-FY-15-26

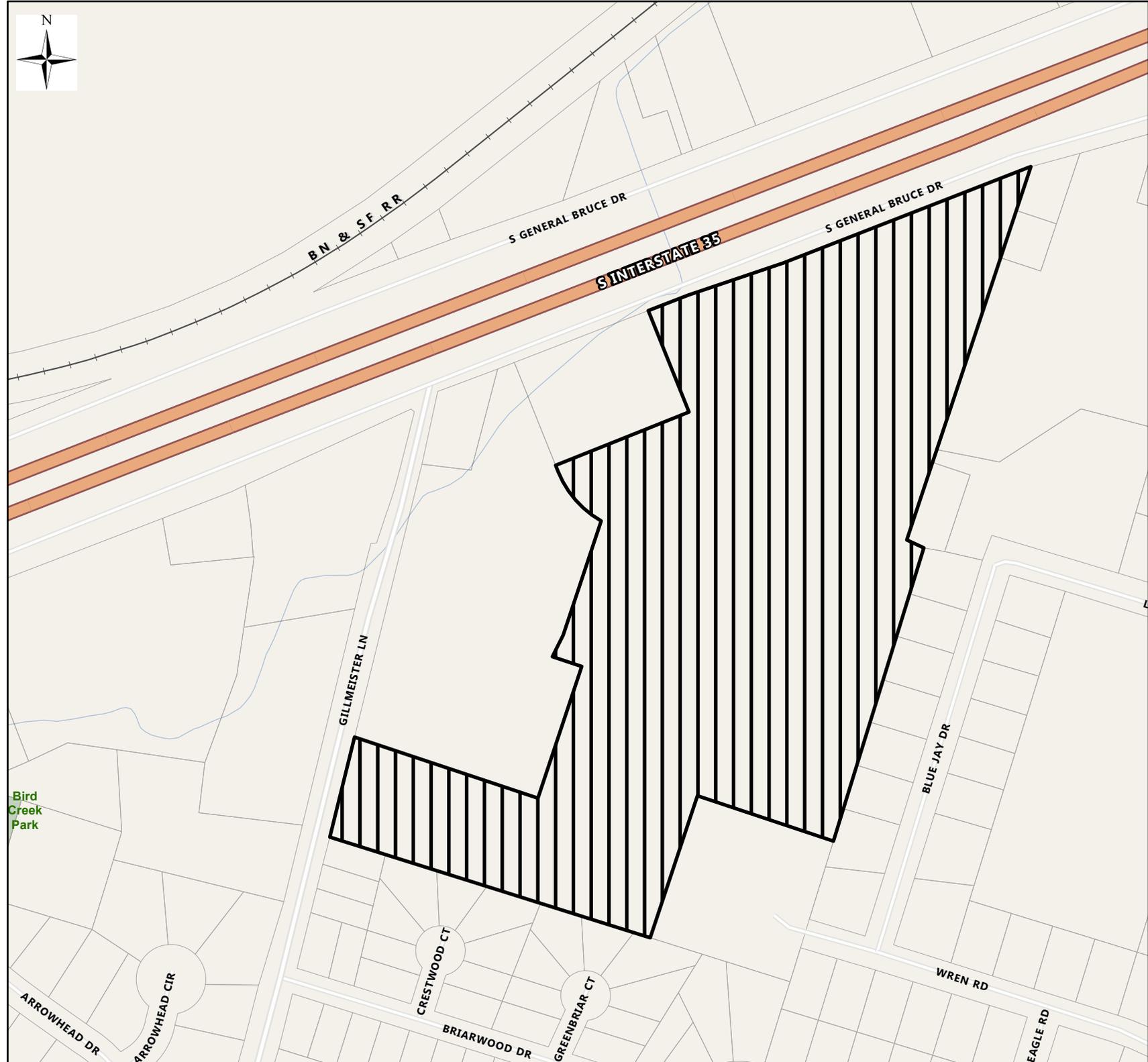
Address :
4501 S. General Bruce

-  EXPRESSWAY
-  MAJOR ARTERIAL
-  COLLECTOR
-  LOCAL STREET
-  MINOR ARTERIAL
-  PRIVATE
-  RAMP
-  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: 9/10/2015





CONDITIONAL USE PERMIT

200' NOTIFICATION MAP

Zoning Case :
Z-FY-15-26

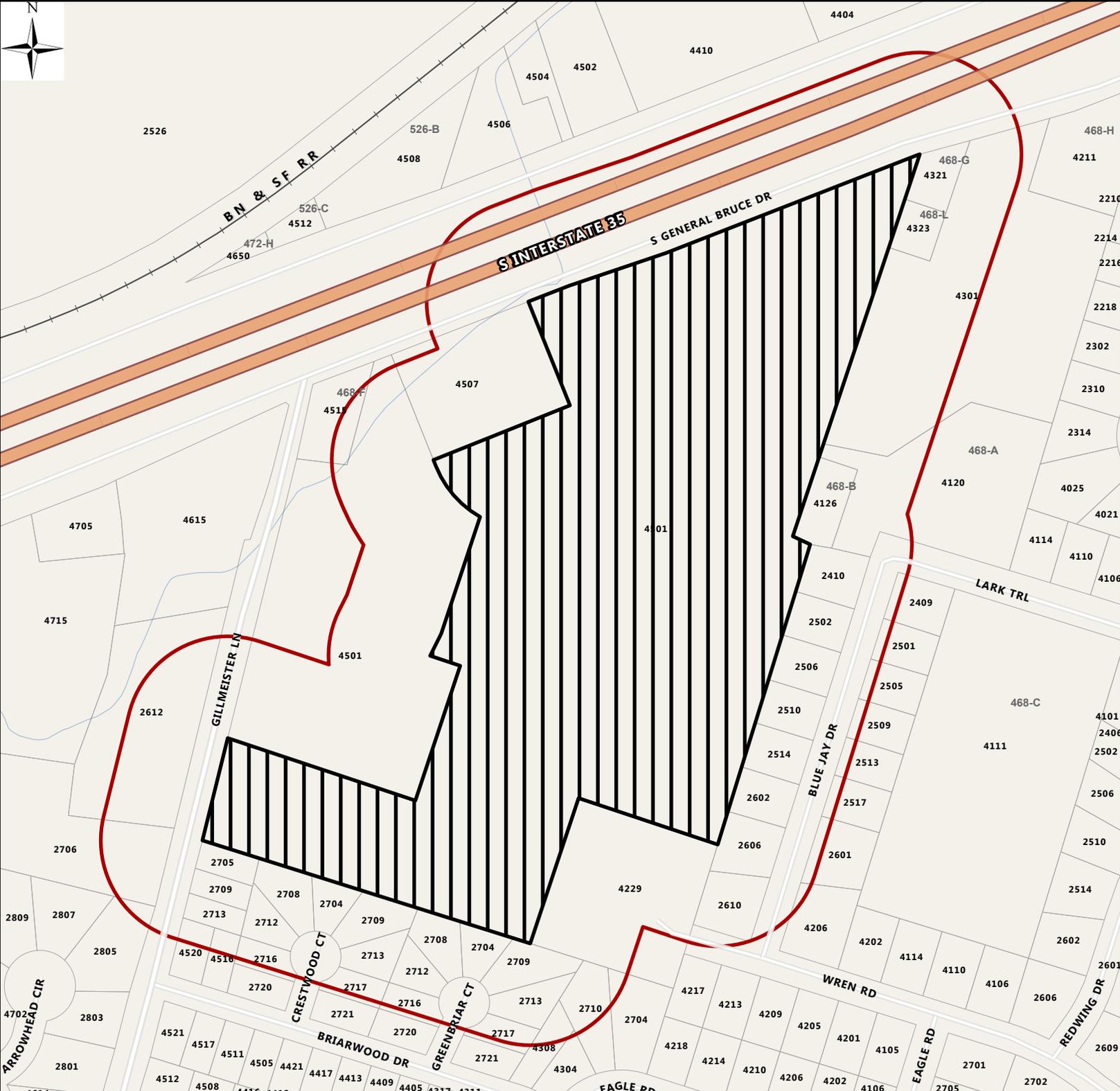
Address :
4501 S GENERAL BRUCE DR

-  Buffer
-  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: 9/16/2015





**RESPONSE TO PROPOSED
CONDITIONAL USE PERMIT REQUEST
CITY OF TEMPLE**

Temple Independent School District
P.O. Box 788
Temple, Texas 76502

Zoning Application Number: Z-FY-15-26 **Project Manager:** Mark Baker

Location: Suite 70, Gateway Center, 4501 South General Bruce Drive

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 conditional use permit for the property described on the attached notice, and provide any additional comments you may have.

I recommend approval () denial of this request.

Comments:

Signature

KENT ROYD

Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than October 5, 2015.

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

RECEIVED
OCT 01 2015
City of Temple
Planning & Development

Number of Notices Mailed: 51

Date Mailed: September 24, 2015



**RESPONSE TO PROPOSED
CONDITIONAL USE PERMIT REQUEST
CITY OF TEMPLE**

Eldon & Thelma Rains Revocable Living Trust
c/o Eldon & Thelma Raines Trustees
2717 Crestwood Court
Temple, Texas 76502

Zoning Application Number: Z-FY-15-26 **Project Manager:** Mark Baker

Location: Suite 70, Gateway Center, 4501 South General Bruce Drive

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 conditional use permit for the property described on the attached notice, and provide any additional comments you may have.

I recommend approval () denial of this request.

Comments:

Eldon R. Raines
Signature

Eldon R. Raines
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than October 5, 2015.

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

RECEIVED
OCT 01 2015
City of Temple
Planning & Development

Number of Notices Mailed: 51

Date Mailed: September 24, 2015



**RESPONSE TO PROPOSED
CONDITIONAL USE PERMIT REQUEST
CITY OF TEMPLE**

Ted J. Etux Gail Roe
1216 South 31st Street
Temple, Texas 76504

Zoning Application Number: Z-FY-15-26 **Project Manager:** Mark Baker

Location: Suite 70, Gateway Center, 4501 South General Bruce Drive

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 conditional use permit for the property described on the attached notice, and provide any additional comments you may have.

I recommend () approval denial of this request.

Comments:

To close to a school & homes with children

Gail Roe
Signature

Gail Roe
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than October 5, 2015.

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

RECEIVED
OCT 05 2015
City of Temple
Planning & Development

Number of Notices Mailed: 51

Date Mailed: September 24, 2015



**RESPONSE TO PROPOSED
CONDITIONAL USE PERMIT REQUEST
CITY OF TEMPLE**

Bullish Resources Inc.
6111 Bandera Road
San Antonio, Texas 78238

Zoning Application Number: Z-FY-15-26 **Project Manager:** Mark Baker

Location: Suite 70, Gateway Center, 4501 South General Bruce Drive

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 conditional use permit for the property described on the attached notice, and provide any additional comments you may have.

I recommend approval () denial of this request.

Comments:



Signature

GREEN SPENCE SUP
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than October 5, 2015.

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

RECEIVED
OCT 06 2015
City of Temple
Planning & Development

Number of Notices Mailed: 51

Date Mailed: September 24, 2015



**RESPONSE TO PROPOSED
CONDITIONAL USE PERMIT REQUEST
CITY OF TEMPLE**

MCRT Temple LP
c/o MCR Development LLC
Attn: Tyler Morse
152 W 57th Street, 46th Floor
New York, NY 10019

Zoning Application Number: Z-FY-15-26 **Project Manager:** Mark Baker

Location: Suite 70, Gateway Center, 4501 South General Bruce Drive

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 conditional use permit for the property described on the attached notice, and provide any additional comments you may have.

I recommend approval () denial of this request.

Comments:

Signature

Keith Osborne

Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than October 5, 2015.

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

RECEIVED

OCT 06 2015

City of Temple
Planning & Development

Number of Notices Mailed: 51

Date Mailed: September 24, 2015



RESPONSE TO PROPOSED
CONDITIONAL USE PERMIT REQUEST
CITY OF TEMPLE

Mohammad Kayani
7208 Ricky Drive
Temple, Texas 76502

Zoning Application Number: Z-FY-15-26 Project Manager: Mark Baker

Location: Suite 70, Gateway Center, 4501 South General Bruce Drive

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 conditional use permit for the property described on the attached notice, and provide any additional comments you may have.

I recommend () approval denial of this request.

Comments:

No Alcohol Allowed in This Area.
Drunk people can make Area Dirty, Damage, fight
Argue. No good.


Signature

M. KAYANI
Print Name

Please mail or hand-deliver this comment form to the address shown below, no later than October 5, 2015.

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

RECEIVED
OCT 09 2015
City of Temple
Planning & Development

Number of Notices Mailed: 51

Date Mailed: September 24, 2015



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

10/19/15
Item #3
Regular Agenda
Page 1 of 2

APPLICANT / DEVELOPMENT: Turley Associates (On behalf of 3 Nex-Gen Development LLC).

CASE MANAGER: Mark Baker, Senior Planner

ITEM DESCRIPTION: P-FY-15-45 Consider and take action on the Final Plat of The Plains At Riverside Phase II, a 29.339 +/- acres, 108-lot, 6-block residential subdivision, being a tract of land situated in the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located between South Pea Ridge Road and Old Waco Road, west of the intersection with Riverside Drive.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of the Plains at Riverside, Phase II.

ITEM SUMMARY: The Development Review Committee reviewed the Final Plat of the Plains at Riverside, Phase II Subdivision on October 8, 2015. It was deemed administratively complete on October 13, 2015.

Phase II is zoned Single-Family Dwelling-2 (SF-2) exclusively however, the overall Plains at Riverside subdivision contains both single family (SF-2) and Planned Development / Office-2 (PD-O-2) zoning.

The Preliminary Plat for 159 lots was approved by the Planning & Zoning Commission on June 16, 2014. Plains at Riverside, Phase I for 51 lots was approved by the Planning & Zoning Commission on October 6, 2014.

City staff has been working closely with the applicant to ensure that the plat accommodates the functional right-of way (ROW) for future roadway expansion. The functional ROW generally exceeds the ROW dedications required by the Unified Development Code (UDC) and are shown as follows:

<u>Street</u>	<u>Per Code</u>	<u>Functional ½ Street Section</u>	<u>Dedicated (per plat)</u>
South Pea Ridge	55'	35' (70' total)	35' 9 (Exceeds Code)
Posion Oak Road	70'	50' (100' total)	50' (Exceeds Code)

The re-alignment of Poison Oak Road is proposed along the northern boundary of the subdivision. This proposed alignment will require an amendment to the Thoroughfare Plan.

Poison Oak Road is identified as a proposed arterial which requires a 6-foot sidewalk. South Pea Ridge Road is identified as a collector which requires a 4-foot sidewalk. Notes on the final plat are provided indicating the requirement.

Sewer is available to the subject property by a 15-inch line on the northern property boundary. Water is available through an 8-inch waterline in South Pea Ridge Road.

The Planning and Zoning Commission is the Final Plat authority for Phase II, since the applicant has not requested any exceptions to the UDC.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Site Photos

Final Plat

Topo / Utility Plan

Site & Aerial Photos



Site: Viewed from Old Waco Road – Phase I (SF-2 & PD-O2)



Site: Viewed from South Pea Ridge Road – Phase II (SF-2)



**Aerial: Google Earth Image (SF-2)
(Subdivision Location - Illustrative Only)**



PLANNING AND ZONING COMMISSION AGENDA ITEM

10/19/15
Workshop Agenda

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

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

Future Commission Projects	Status	Applicant
P-FY-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 5/04/15 Awaiting revisions from applicant	All County Surveying
P-FY-15-28 - Consider and take action on the Final Plat of Heritage Crossing, a 9.587 +/- acre, 5-lot, 1 block, non-residential subdivision, located at the northeast corner of West Adams Avenue and Research Parkway, situated in the Nancy Chance Survey, Abstract No. 5, City of Temple, Bell County, Texas.	DRC 5/04/15 Awaiting revisions from applicant	Turley Associates
P-FY-15-36 - 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 revisions from applicant	All County Surveying
P-FY-15-40 - Consider and take action on the Final Plat of Whitehall Road Addition, a 14.234 +/- acre, 1-lot, 1-block, residential subdivision located on the north side of Whitehall Road, west of the intersection of FM 317.	DRC on 9/08/15 Awaiting Revisions	Turley Associates
P-FY-15-42 - 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

P-FY-15-43 - Consider and take action on the Final Plat of Cliffs of Canyon Creek Phase II (Stone Hill Court at Canyon Creek), a replat of Lots 46 and 47, Phase I, located at 4317 Stonehill Court.	DRC on 9/08/15 Released for recordation	Ron Carroll
P-FY-15-44 - 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.	DRC on 10/05/15	All County Surveying
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 TBD Waiting on revisions from applicant	Advanced Surveying and Mapping
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.	DRC 10/19/15	Ron Carroll
P-FY-16-01 - Consider and take action on the Final Plat of Barton Business Park, Phase One, a 1.653 +/- acre, 3-lot, 1-block nonresidential subdivision, being a replat of Block 4, MOORE'S ADDITION, located at the northeast corner of West Barton Avenue and North 3rd Street.	DRC 10/19/15	All County Surveying
P-FY-16-02 - Consider and take action on the Final Plat of Barton Business Park, Phase Two, a 0.530 +/- acre, 2-lots, 1-block nonresidential subdivision, being a replat of Lot 3 and Lot 4, Block 29, MOORE'S ADDITION, located at the northwest corner of W. Calhoun Avenue and N. 1st Street	DRC 10/19/15	All County Surveying
P-FY-16-03 - 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.	DRC 10/19/15	All County Surveying
P-FY-16-04 - Consider and take action on the Final Plat of Campus At Lakewood Ranch, Phase X, a 5.162 +/- acre tract, 7-lots, 1-block residential subdivision, situated in the George W. Lindsey Survey, Abstract No. 513, Bell County, Texas, located at the end of Richland Drive, between existing Campus At Lakewood Ranch, Phase VIII and existing Campus At Lakewood Ranch, Phase IX.	DRC 10/19/15	Turley Associates

<p>X-FY-16-01 - 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>Z-FY-16-01 - Hold a public hearing to discuss and recommend action on a rezoning from General Retail District (GR), Office One District (O-1) and Multiple-Family Dwelling District (MF-1) to General Retail District (GR), on Lots 1 and 2, Block 1, G2K North Addition, located on the north side of West Adams Avenue, west of Holy Trinity High School and east of Hilliard Road.</p>	<p>PZC 11/02/15</p>	<p>Scott Motsinger for Lisa Joshlin</p>
<p>Z-FY-16-02 - Hold a public hearing to discuss and recommend action on a rezoning from Agricultural District (AG) to Single Family Three Dwelling District (SF-3) on a tract of land situated in the MAXIMO MORENO Survey, Abstract 14, Bell County, Texas, located at 902 E. Nugent Avenue.</p>	<p>PZC 11/02/15</p>	<p>Belton Engineering</p>

<p>City Council Final Decisions</p>	<p>Status</p>
<p>O-FY-15-02: Consider adopting a resolution authorization of an Appeal of Standards to Section 6.8 of the Unified Development Code for the 1st and 3rd Overlay District related to landscaping, sidewalks and impervious cover for the renovation of an existing building at 420 North 3rd Street.</p>	<p>APPROVED on October 1, 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	A	P	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						16	1		
Blake Pitts	P	P		P	A	P	P							14	3	
Patrick Johnson	P	P		A	P	P	A							13	4	
Omar Crisp	P	P		P	P	A	P							13	4	
David Jones	A	P		P	P	P	P							14	3	
Greg Rhoads	P	P		A	P	P	P							14	3	
Will Sears	P	P		P	P	P	P							10	7	
Lester Fettig	P	P		P	P	P	P							15	2	
Tanya Mikeska-Reed	P	P		A	P	P	P							11	6	

not a Board member