

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
PLANNING CONFERENCE ROOM  
JULY 20, 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, July 20, 2015.
2. Presentation by David Blackburn and Charley Ayres, Temple Economic Development Corporation (TEDC).
3. Receive and discuss the Planning Director's Report containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code (UDC).

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
CITY COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR  
JULY 20, 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 July 6, 2015.

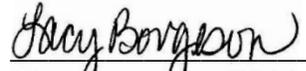
**B. ACTION ITEMS**

**Item 2:** [Z-FY-15-22](#) – Hold a public hearing to discuss and recommend action on a rezoning from Multiple Family Two District (MF2) to Neighborhood Service District (NS) on Lot 4, Block 3, The Groves At Lakewood Ranch Phase I, on the west side of Clinite Grove Boulevard and bordered on the west by Starlight Drive.

**Item 3:** [P-FY-15-32](#) - Consider and take action on the Final Plat of West Adams Addition Phase III, a 5.077 +/- acre 3-lot, 2- block, non-residential subdivision situated in the Nancy Chance Survey, Abstract 5, Bell County, Texas, located on the south side of West Adams Avenue and west of South Kegley Road.

SPECIAL ACCOMMODATIONS: Persons with disabilities who have special communication or accommodation needs and desire to attend the Planning Commission Meeting should notify the City Secretary's Office by mail or telephone 48 hours prior to the meeting date. Agendas are posted on Internet Website <http://www.ci.temple.tx.us>. Please contact the City Secretary's Office at 254-298-5700 for further information.

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 4:00 PM, July 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 on \_\_\_\_\_ day of \_\_\_\_\_ 2015.

\_\_\_\_\_  
Title \_\_\_\_\_

**PLANNING AND ZONING COMMISSION  
JULY 6, 2015  
5:30 P.M.**

**PLANNING AND ZONING MEMBERS PRESENT**  
Chair Greg Rhoads

**COMMISSIONERS:**

Tanya Mikeska-Reed	James Staats
Blake Pitts	Patrick Johnson
Will Sears	Omar Crisp
Lester Fettig	

**PLANNING AND ZONING MEMBERS ABSENT:**

David Jones

**STAFF PRESENT:**

Brian Chandler, Director of Planning  
Trudi Dill, Deputy City Attorney  
Richard Wilson, Assistant City Engineer  
Mary Maxfield, Planning Technician  
Leslie Evans, Administrative Assistant

**The agenda for this meeting was posted on the bulletin board at the Municipal Building, July 2, 2015 at 9:30 a.m. in compliance with the Open Meetings Law.**

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

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

Invocation by Commissioner Staats; Pledge of Allegiance by Commissioner Sears.

**A. CONSENT ITEMS**

**Item 1: Approval of Minutes:** Work session and the regular meeting of June 15, 2015.

Approved by general consent.

**B. ACTION ITEMS**

**Item 2: Z-FY-15-23** – Hold a public hearing to discuss and recommend action on a Conditional Use Permit for Lots 4-6, Block 3, Moore's Knight Addition, located at 111-119 South 33rd Street, allowing a substance Abuse Treatment Facility.

Mr. Brian Chandler, Director of Planning, stated this item is scheduled for City Council for first reading on August 6, 2015 and second reading on August 20, 2015.

The applicant is Blaine Dunlap on behalf of JTREO, Inc., property owner.

The subject property consists of three lots and earlier the northern third lot was rezoned to General Retail (GR) to match the other two lots.

The applicant is seeking a Conditional Use Permit (CUP) for a substance abuse treatment facility.

The site consists of approximately 10,000 square feet of existing buildings on about .4820 acres for the three lots. The previous tenant was a former Home for the Aged (nursing home).

There is no available parking on-site. The previous occupant utilized parking on a lot to the south of the subject tract.

Definition of a Substance Abuse Treatment Facility within the UDC:

An outpatient or residential facility that offers treatment for persons with chemical dependency and operates such facility under a state license or registration of a faith-based (non-medical) exempt program.

Unified Development Code (UDC) Sec. 3.5, Conditional Use Permit states as follows:

CUP: Sec. 3.5.1.A (Applicability) – “provides a means for developing certain uses in a manner in which the conditional use will be compatible with adjacent property and consistent with the desired character of the area according to the Comprehensive Plan”

Permitted uses table must specify a “C” for the proposed use to be able to apply. A site plan is required by Code to accompany a CUP application.

Exceptions to the Code are not part of a CUP application.

Additional Conditions (Sec. 3.5.5):

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

The Future Land Use and Character Map designate the property as Auto-Urban Commercial and the request is compliant with the Future Land Use Plan.

Auto-Urban is most commonly associated with automobile-oriented strip centers and smaller commercial sites located along major roadways. Dominant commercial images include fast food restaurants, gas stations, shopping centers of various sizes, and big box retailers.

Photographs of the site are shown.

Surrounding properties include residential to the north zoned Two Family (2F), a vacant commercial lot to the south (O'Reilly Auto platted in October 2014) zoned GR, storage and New Day Awakening Church to the west zoned GR, and a pet grooming business to the east zoned GR. The property behind the Church is I-35 and that side of the street is within the I-35 Corridor Overlay.

#### Section 7.5.3: Parking Plan Required

Off-street parking must be provided on the lot, an immediately adjacent lot, or on a lot within 150 feet of the building or structure.

The plan must be in accordance to the Required Parking Ratios and design standards.

Parking must be located within a zoning district that allows the use for which the parking is intended.

Shared parking must provide parking in an amount equal to the total of the Required Parking Ratios for all uses.

A parking plan must be submitted.

#### Section 7.5.4: Off Street Parking Ratios

One parking space per 300 square feet of gross floor area required per non-listed institutional uses.

A substance abuse treatment facility is not listed.

Approximately 30 spaces would be required

No on-site parking proposed.

Applicant has proposed to enter into an agreement with A New Awakening Church to provide 10 designated spaces and 10 undesignated spaces

Staff estimates that there is sufficient vacant space for 26 parking spaces.

Section 7.5.4B requires places of worship to provide one parking space for every three seats.

Based from on-line pictures Staff estimates a seating capacity of approximately 100 for the Church requiring approximately 33 parking spaces.

There seems to be a huge disparity between the number of parking spaces required and the proposed substance abuse facility with what could be shown on the site;

90 degree parking space striped;

Nine feet by 18 feet minimum space dimensions;

Designed so that a driver can exit the space or area without backing a vehicle into a public street, right of way, or alley;

Constructed with curb and gutter six inches in height around perimeter and all landscaped parking islands (none exist or are proposed);

Paved with an all-weather surface, either asphalt or concrete; and

A parking space or area must include an all-weather surface (asphalt or concrete) driveway connecting the parking space or area with a street or alley permitting free ingress and egress to the street or alley.

The New Day Awakening Church currently utilizes the unimproved surface for existing parking and the parking has not brought into compliance with city codes

#### Section 7.5.2: Applicability

Except as provided in this Section, a building or structure may not be erected, altered, or converted for any permitted use unless off-street parking is provided as required in this Section.

Bell County deed records indicate that the property was conveyed to the current owner in May of 2013.

With a change in use, the property would need to comply with all city regulations including those identified in Section 7.5.5 Off- Street Parking Design Standards.

The following criteria must be considered:

- A. Use is compatible with immediate vicinity.

Specifically, the residential property to the immediate north, looking at the existing survey provided by the applicant, it appears the 10 foot setback required for new development does not exist creating a greater impact on the north residence for buffering and screening.

- B. Does not impede orderly development and of surrounding property.
- C. Adequate utilities.
- D. Provides for the safe movement of vehicular and pedestrian traffic.

The proposed on-site parking has no defined drive aisles or parking spaces and therefore, circulation cannot be confirmed or determined whether it is safe. Related to the pedestrian movement, compared to other pedestrian facilities on site, one ADA ramp terminates into the grass and has no sidewalk. This is a typical condition on the subject property.

E. Adequate nuisance prevention measures taken.

With the parking situation and lack of existing screening to the adjacent residence to the north, Staff believes it is not in compliance.

F. Lighting should not adversely affect neighboring properties; and

G. Sufficient landscaping and screening to insure harmony and compatibility with adjacent property.

Very similar to E. above and not in compliance.

Twenty notices were sent out to property owners. One notice was received in agreement (from the Church) and five notices were received in opposition.

The question came up regarding the five opposition responses or if 20 percent of the area within the buffer represented by those opposing a rezoning would trigger a super majority at City Council. Staff will calculate this information before going to City Council.

Staff recommends disapproval of the proposed CUP for the following reasons:

The proposed project does not meet the CUP criteria of Section 3.5.4 of Unified Development Code (UDC);

The proposed project does not meet the requirements of Unified Development Code (UDC) Section 7.5.3: Parking Plan Required;

The proposed project does not meet the requirements of UDC Section 7.5.4 B Required Parking Ratios; and

The proposed project does not meet the requirements of UDC Section 7.5.5 Off Street Parking Design Standards.

Commissioner Staats commented that substance abuse treatment is a necessary service that any community should provide and has no problem with the request. However, he has a problem with the facility and the fact they are not compliant in many areas. It is not a well-thought out situation.

Commissioner Crisp agreed with Commissioner Staats and also asked if the agreement with the Church for the parking spaces could be voided by a change in the Church, for example, a change of pastor. Mr. Chandler responded that was correct, especially since no on-site parking is proposed.

Chair Rhoads asked if the existing structures were up to code. Mr. Chandler replied Planning Staff, the Building Official, Inspectors, nor the Fire Marshall have been inside the facilities. Staff can only speculate by judging from the condition of the exterior and presume the interior is representative of the exterior condition.

Chair Rhoads opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Crisp made a motion to deny Item 2, **Z-FY-15-23**, and Commissioner Fettig made a second.

*Motion passed: (8:0)*

Vice-Chair Jones absent

**Item 3: P-FY-15-35** – Consider and take action on the Final Plat of Villages of Westfield Phase I, a 17.953 +/- acre, 94-lots, 7- block residential subdivision, situated in the Baldwin Robertson Survey, Abstract No. 17, Bell County, Texas, located at the southeast corner of Westfield Boulevard and Stonehollow Drive.

Mr. Chandler stated the applicant was Mr. John Kiella, Kiella Development, Inc. An exception was approved by City Council recently for park land dedication related to the preliminary plat and no additional exceptions are requested so P&Z will be the final authority.

Development Review Committee (DRC) reviewed the final plat on June 23, 2015 and deemed the plat administratively complete on June 30, 2015.

The subject tract is zoned Planned Development for the overall preliminary plat and for this phase Single Family Attached-3 (PD-SFA-3) and Planned Development-Single Family-3 (PD-SF-3)

The Thoroughfare Plan designates Stonehollow Drive as a proposed collector.

The applicant has added a note to the plat indicating that a four foot sidewalk will be provided only Stonehollow Drive per Section 8.2.3 of the Unified Development Code.

Water and wastewater are to be provided with existing eight-inch water lines and eight-inch and ten-inch sewer lines.

No changes to density are proposed.

Some changes to lot dimensions and utility alignments are proposed.

The Final Plat of the Villages of Westfield Phase 1 is substantially compliant with the Master Westfield Preliminary Plat.

Staff recommends approval of the Final Plat Villages of Westfield Phase 1 as proposed.

Mr. Chandler stated the majority of the lot sizes look to be within 45 feet by 120 feet dimensions.

Commissioner Pitts made a motion to approve Item 3, **P-FY-15-35**, as presented, and Commissioner Johnson made a second.

*Motion passed: (8:0)*

Vice-Chair Jones absent

There being no further business, the meeting was adjourned at 5:57 p.m.

Respectfully submitted,

Leslie Evans

**PLANNING AND ZONING COMMISSION  
MONDAY, JULY 6, 2015  
5:00 P.M.  
WORK SESSION**

**PLANNING AND ZONING MEMBERS PRESENT**

Chair Greg Rhoads

**COMMISSIONERS:**

Tanya Mikeska-Reed  
Blake Pitts  
Will Sears  
Lester Fettig

James Staats  
Patrick Johnson  
Omar Crisp

**PLANNING AND ZONING MEMBERS ABSENT:**

David Jones

**STAFF PRESENT:**

Brian Chandler, Director of Planning  
Trudi Dill, Deputy City Attorney  
Tammy Lyerly, Senior Planner  
Mark Baker, Planner  
Leslie Evans, Planning Technician

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

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

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

Mr. Chandler stated there were two items on the agenda. For item Z-FY-15-23, an additional response letter was received today indicating denial and a copy of this letter was handed out to the Commissioners for review. This would be the sixth response letter received for this case; five in opposition and one in favor.

The other item is a plat for Villages of Westfield Phase I with the first final plat coming forward for Mr. Kiella's large scale master plan.

Commissioner Staats asked if the five opposition letters would trigger a super majority at City Council. Mr. Chandler stated that the protest ratio had not been calculated yet but would do that before going to City Council. Twenty notices were mailed out and the

calculations are based on the representation of land area, not the amount of letters received.

This property was rezoned earlier this year in March. It was the third lot to the north and was rezoned GR to be consistent with the other two lots. At that time, the applicant was unsure what the use would be. The subject property was previously a nursing home.

There was limited opposition to the rezoning request when it came before P&Z.

The biggest issue with the CUP request is parking compliance. The applicant attempted to provide a parking plan but not in the form of a site plan. An unexecuted agreement letter with the Church across the street was provided to use 10 fully marked parking spaces for their use and 10 unmarked spaces. There are some issues with this since there is no on-site plan for the Church parking and none of their parking is compliant with the paving and striping requirements. Staff cannot confirm how many spaces there are and the Church may not have enough parking spaces for their own assembly use.

Thirty-three spaces would be needed for the substance abuse facility if the strict interpretation were applied: one space per 300 square feet gross floor area. The applicant stated they would never have more than six employees at one time; however, the applicant has not provided any compliant parking spaces or plans.

Mr. Chandler believed this business was privately held but not certain. Ms. Trudi Dill, Deputy City Attorney, added that the prospective buyer is an entity named in the unsigned agreement with the Church about parking. It was confirmed that it is a legal entity registered with the Secretary of State and does exist.

Mr. Chandler explained the recommendation per the CUP criteria would be denial from the Staff. P&Z must weigh all the factors given. Ms. Zendt has been working very hard to get definitive compliance from the applicant to the point of postponing the item from the last meeting scheduled on June 15<sup>th</sup> because the applicant had not submitted anything in regards to parking.

The question was asked if the letter with the Church could be binding. Mr. Chandler responded it could be binding if a condition from the P&Z Commission recommended approval for the parking and City Council approved it as a condition in the Ordinance. It is a private agreement but the City of Temple would have the enforcement capability based on compliance with the codes. Enforcement of the agreement is another matter.

Ms. Dill stated a list of deficiencies within the agreement was provided to the applicant. Also, according to BELLCAD, there is an individual owner of the property other than the Church entity. There has been no response from the applicant regarding either of these matters.

Mr. Chandler and Ms. Zendt worked hard with the applicant to come up with several options available on the property. The applicant was not responsive to these suggestions.

Mr. Chandler stated the meeting scheduled for July 20<sup>th</sup> has one rezoning case proposed for MF-2 to NS in the Groves at Lakewood Ranch Phase I along Clinite.

Westfield Master Plan was approved at first reading of City Council on June 18<sup>th</sup>. The CUP for La Riv (restaurant) and Shoppes on the Hill were both approved.

Mr. Chandler discussed future workshops and stated he spoke with both Mr. David Blackburn and Mr. Charley Ayres and they are tentatively scheduled for July 20<sup>th</sup> to speak. This workshop will begin approximately 15 minutes early. One of the topics that has come up relates to the Baylor Scott & White Distribution Center. Mr. Blackburn and Mr. Ayres will also discuss questions related to TEDC and issues that come up with I-35. Basically, they will present overview of how they spend their time and the type of questions they work with that would interest the P&Z Commission. If there are specific questions the Commissioners have, please send them to Mr. Chandler so he can provide them to TEDC.

Other workshop ideas include the I-35 Corridor Overlay. Mr. Chandler gave a presentation to City Council recently and will come back to P&Z on August 3<sup>rd</sup> for an update. This presentation involved the land use for I-35, particularly the proposed non-conforming uses the market is bringing to Staff and the direction the City Council has given.

On August 6<sup>th</sup> a proposed TMED workshop will be given to City Council. Mr. Chandler will bring it to P&Z on what was discussed and get P&Z feedback.

A potential September 3<sup>rd</sup> meeting regarding duplex standards will be held for City Council, particularly in the 2F districts (duplex district). A lot of those districts are centrally located and in older neighborhoods with 50 foot lots, which are non-conforming lots for duplexes. Design standard considerations may be needed in order to allow duplexes to be compatible on a 50 foot lot, presumably with single family lots on either side for in fill development. There are numerous vacant lots within those districts. Mr. Chandler would appreciate any P&Z input on this matter, especially if it results in code amendments.

Additional discussion regarding the responses returned on the CUP and whether they trigger a super majority.

Mr. Chandler explained the APA Conference for the Texas Chapter will be held on October 7-9, 2015 in Galveston. The Planning Department would be able to provide for two P&Z members to attend if anyone is interested.

Chair Rhoads congratulated Commissioner Staats for his perfect attendance at the P&Z meetings this year. Commissioner Staats' P&Z term will end in September.

Chair Rhoads adjourned the meeting at 5:24 P.M.



## PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

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7/20/15  
Item #2  
Regular Agenda  
Page 1 of 4

**APPLICANT / DEVELOPMENT:** John Kiella, Kiella Land Investments

**CASE MANAGER:** Beverly Mesa-Zendt AICP, Assistant Planning Director

**ITEM DESCRIPTION:** Z-FY-15-22– Hold a public hearing to consider and discuss a rezoning of +/- 12.999 acres from Multiple Family Dwelling Two District (MF-2) to Neighborhood Service District (NS) on Lot 4, Block 3, The Groves at Lakewood Ranch Phase 1, located at 301 Clinite Grove Boulevard.

**STAFF RECOMMENDATION:** Staff recommends approval of the rezoning from MF-2 to NS. The proposed rezoning demonstrates the following:

1. Compliance with the choices'08 Comprehensive Plan Land Use Policies;
2. Compatibility with surrounding zoning and land uses; and
3. Compliance with the Thoroughfare Plan and Master Trails Plan.

Additionally, public facilities are available to serve the subject property.

**ITEM SUMMARY:** The applicant is seeking a rezoning of approximately 13 acres from MF-2 to NS. The Neighborhood Service zoning district permits limited retail services, usually for a small neighborhood area, with uses such as a convenience store, bank, barber or beauty shop, small cleaners or florist, as well as any residential use except apartments. The Neighborhood Service zoning district is the most restrictive retail district and is intended to provide day-to-day retail and service needs for residential neighborhood service areas. This district should be located convenient to residential areas in locations such as the corner of a local road and a collector that serves the neighborhood.

Although the proposed rezoning is not in compliance with the Future Land Use Plan which has identified this area as Suburban Residential, it does satisfy the general guiding land use principles put forth in the Comprehensive Plan (this item is more fully discussed below). Permitted retail uses will be limited to those that are most compatible with residential development. Additionally, the proposed rezoning is compatible with surrounding NS and residentially zoned adjacent properties.

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

Direction	FLUP	Zoning	Current Land Use
Subject Property	Suburban-Residential	MF-2	Undeveloped

Direction	FLUP	Zoning	Current Land Use
North	Suburban-Residential	SF-2	Residential
South	Suburban-Residential	NS	Undeveloped
East	Suburban-Residential	SF-2	Residential
West	Suburban-Residential	SF-1	Residential

The following uses (not inclusive list) are permitted by right, permitted subject to limitations, or permitted with a Conditional Use Permit in the Neighborhood Services District.

<b>Residential Uses</b>	<ul style="list-style-type: none"> <li>• Family or Group Home (CUP)</li> <li>• Single Family Attached and Detached Dwelling</li> <li>• Townhouse (L)</li> </ul>
<b>Commercial Uses</b>	<ul style="list-style-type: none"> <li>• None allowed</li> </ul>
<b>Industrial Uses</b>	<ul style="list-style-type: none"> <li>• Almost none</li> <li>• Temporary Asphalt Batching Plant (CUP)</li> <li>• Lab – medical, dental, scientific, or research</li> </ul>
<b>Institutional Uses</b>	<ul style="list-style-type: none"> <li>• Childcare: group daycare home (L)</li> <li>• Community Center (CUP)</li> <li>• Halfway House (CUP)</li> </ul>
<b>Recreational and Entertainment Uses</b>	<ul style="list-style-type: none"> <li>• Alcoholic beverage sales for on-premise consumption &lt;75% CUP</li> <li>• Playfield or Stadium</li> <li>• Park or Playground</li> </ul>
<b>Restaurant Uses</b>	<ul style="list-style-type: none"> <li>• Restaurant (not drive-in)</li> </ul>
<b>Retail and Service Uses</b>	<ul style="list-style-type: none"> <li>• Most retail uses but not all</li> <li>• Cleaners, drug store, laundry and cleaning (self-service)</li> <li>• Fabric store, bakery, barber, or beauty shop</li> <li>• Exercise gym (CUP)</li> <li>• Nursery</li> </ul>

**Prohibited uses** include all commercial and most industrial uses and restaurants (drive-in). A few retail uses are prohibited including package stores, discount or department stores, hardware stores and hobby shops, and furniture and appliance sales and service.

**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)	Partial
CP	Map 5.2 - Thoroughfare Plan	Yes
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	Yes
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	Yes

CP = Comprehensive Plan    STP = Sidewalk and Trails Plan

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

The property is within the Suburban Residential character district. The *Choices '08* City of Temple Comprehensive Plan states that the Suburban Residential character district is suited for mid-sized single family lots, allowing for greater separation between dwellings and more emphasis on green spaces versus streets and driveways. Additionally, the *Choices '08* Comprehensive Plan provides a set of guiding principles it identifies as land use policy statements. One land use policy statement directly addresses the location of neighborhood service type retail uses.

*Smaller-scale neighborhood retail and service uses should be located at intersections of collector and arterial streets and at the edge of logical neighborhood areas – or within neighborhoods where suitable sites exist and conditions are appropriate to balance compatibility with convenience.*

Although the proposed zoning is not entirely compatible with the Suburban Residential character area, it does satisfy the land use policy statement and abuts other existing NS zoned property along West Adams, essentially extending an anticipated retail node.

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

The subject property is located on Clinite Grove Blvd. which was reclassified to a proposed Collector earlier this year. As a Collector, a minimum four foot sidewalk would need to be provided on one side. Clinite Grove Blvd., is constructed from West Adams to approximately 100' north of Windy Pointe Road. An eight ft. sidewalk has been constructed along the east side of the existing Clinite Grove Blvd. There is an existing Citywide Spine trail constructed along West Adams. No additional roads or trails are proposed adjacent to the existing lot.

Availability of Public Facilities (CP Goal 4.1)

Sanitary sewer is available to the subject property through 8" sewer line provided along the east corner of the property boundary Water is provided by means of on an existing 6" water line located along Clinite Grove Blvd.

**DEVELOPMENT REGULATIONS:** Standard 1-2 story residential dimensions for the MF-2 district are:

Min Lot Size	N/A
Min Lot Width	N/A
Min Lot Depth	N/A
Front	15 ft.
Side	10 ft.
Side (Corner)	10 ft.
Rear	0 (10 ft. when abutting a residential zoning or use)

**PUBLIC NOTICE:** Forty-Seven (47) notices of the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of the subject property as required by State law and City Ordinance. As of Thursday July 9, 2015, no notices have been received in favor of the proposed rezoning and no notices have been returned in opposition to the proposed rezoning. The newspaper printed notice of the public hearing on July 9, 2015, in accordance with state law and local ordinance.

**FISCAL IMPACT:** Not Applicable

**ATTACHMENTS:**

Zoning & Location Map

Location map with Aerial

Site and Surrounding Property Photos

Future Land Use and Character Map

Localized area of the Thoroughfare & Trails Plan (combined)

Utility Map

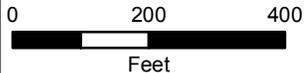
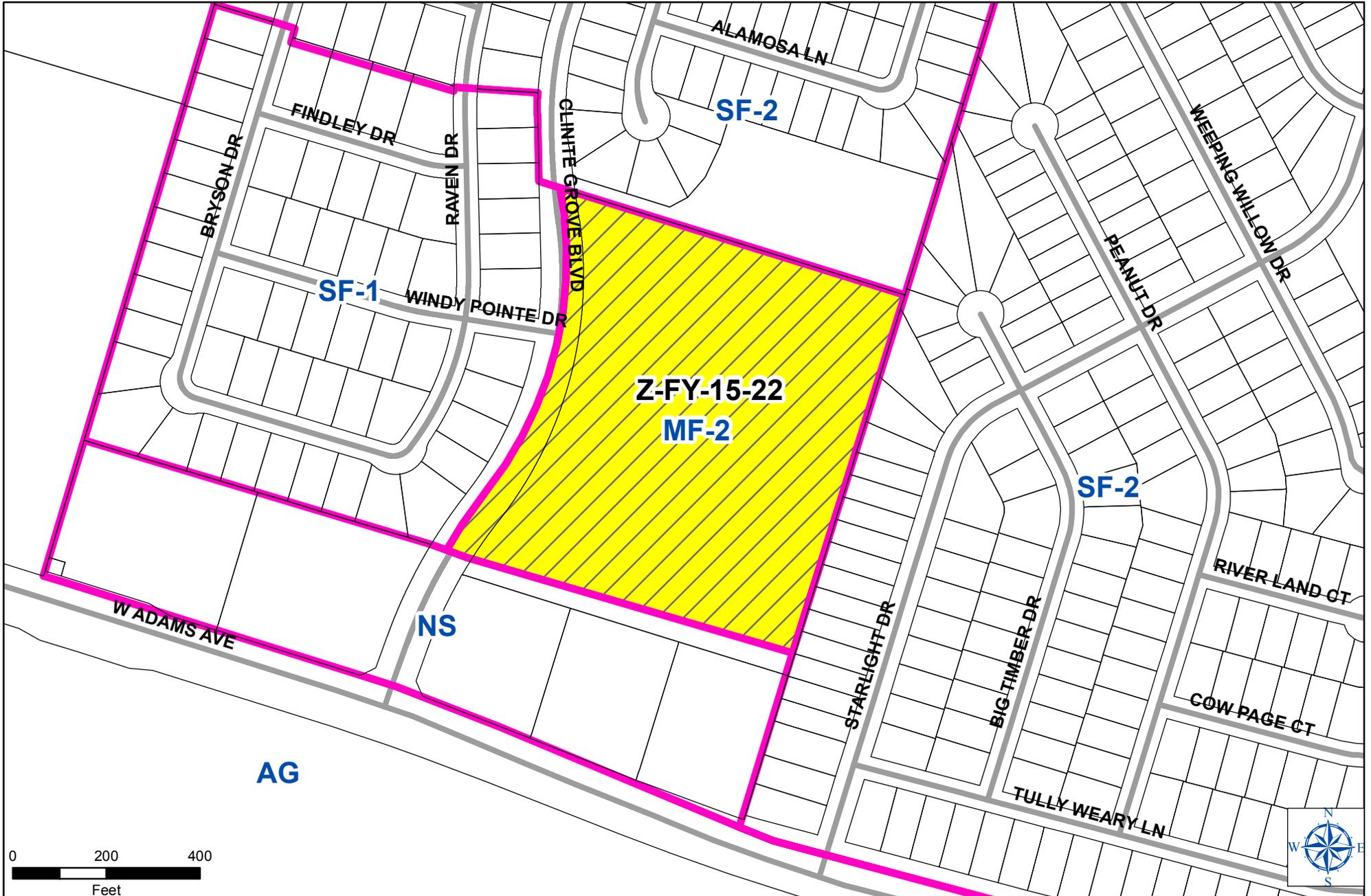
Notification Map



**Z-FY-15-22**

Request for Rezoning from Multiple Family Dwelling-2  
(MF-2) to Neighborhood Service (NS)  
Zoning and Location Map

301 Clinite Grove Blvd.



 Case  Zoning

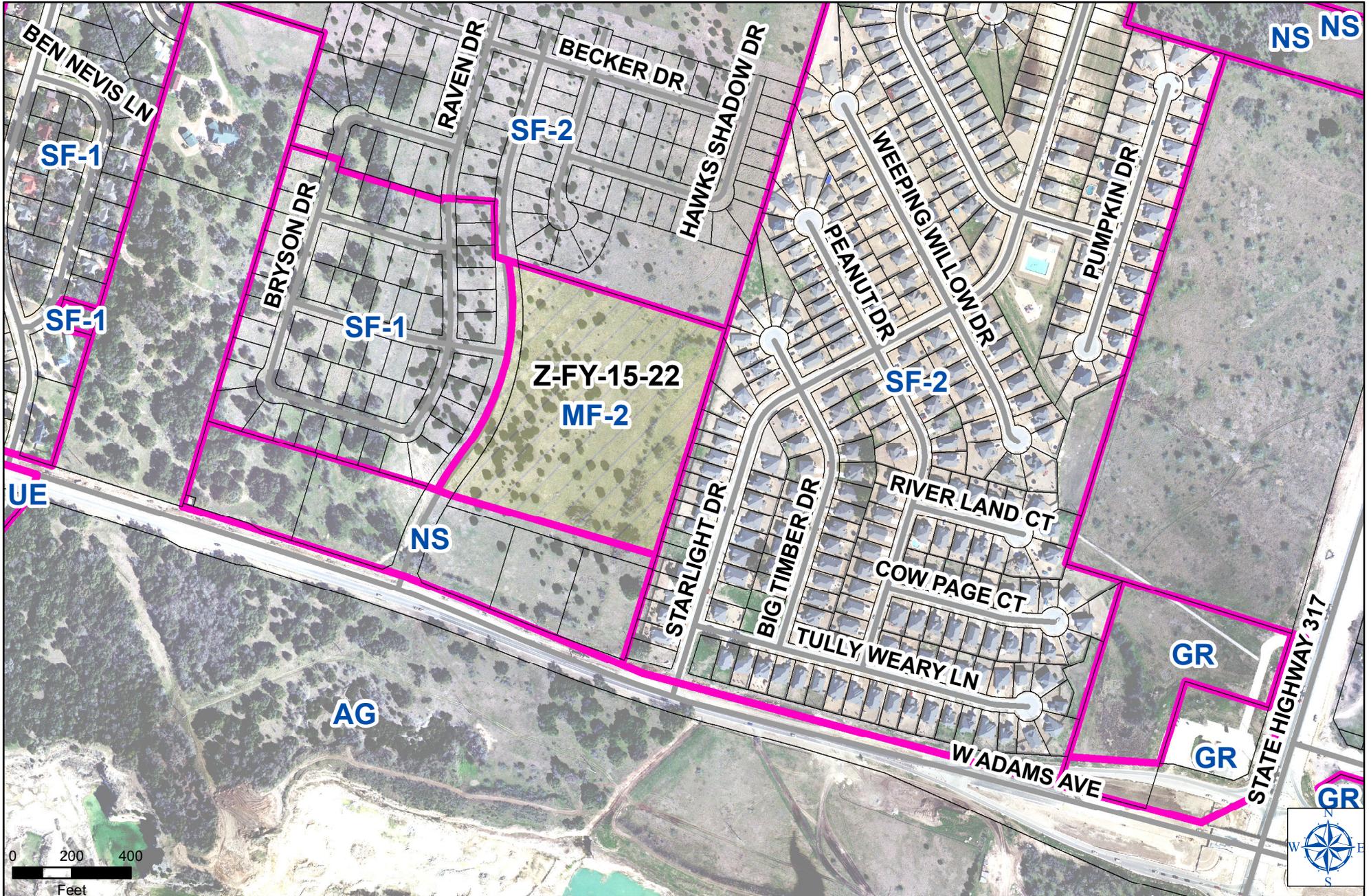
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



**Z-FY-15-22**

Request for Rezoning from Multiple Family Dwelling-2  
(MF-2) to Neighborhood Service (NS)  
Location Map with Aerial

301 Clinite Grove Blvd.



Case
  Zoning

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# Subject Property: 301 Clinite Grove Drive



## Property to the West



## Property to the East



## Property to the South



# Property to the North

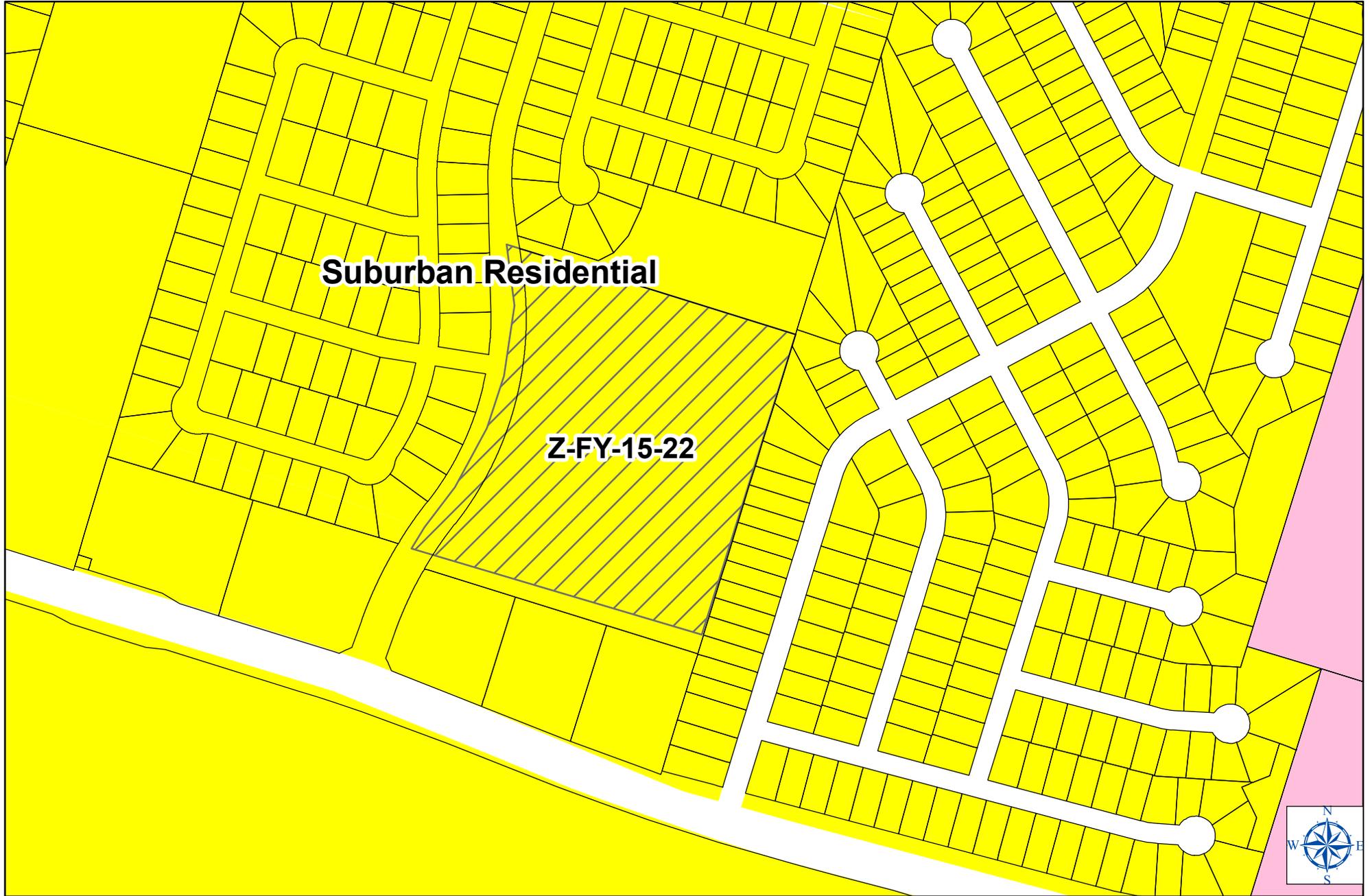




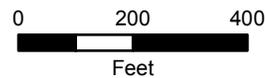
**Z-FY-15-22**

Request for Rezoning from Multiple Family Dwelling-2  
(MF-2) to Neighborhood Service (NS)  
Future Land Use Map

301 Clinite Grove Blvd.



 Case
  Parcel



City of Temple Planning Department  
bzendt 7-9-2015

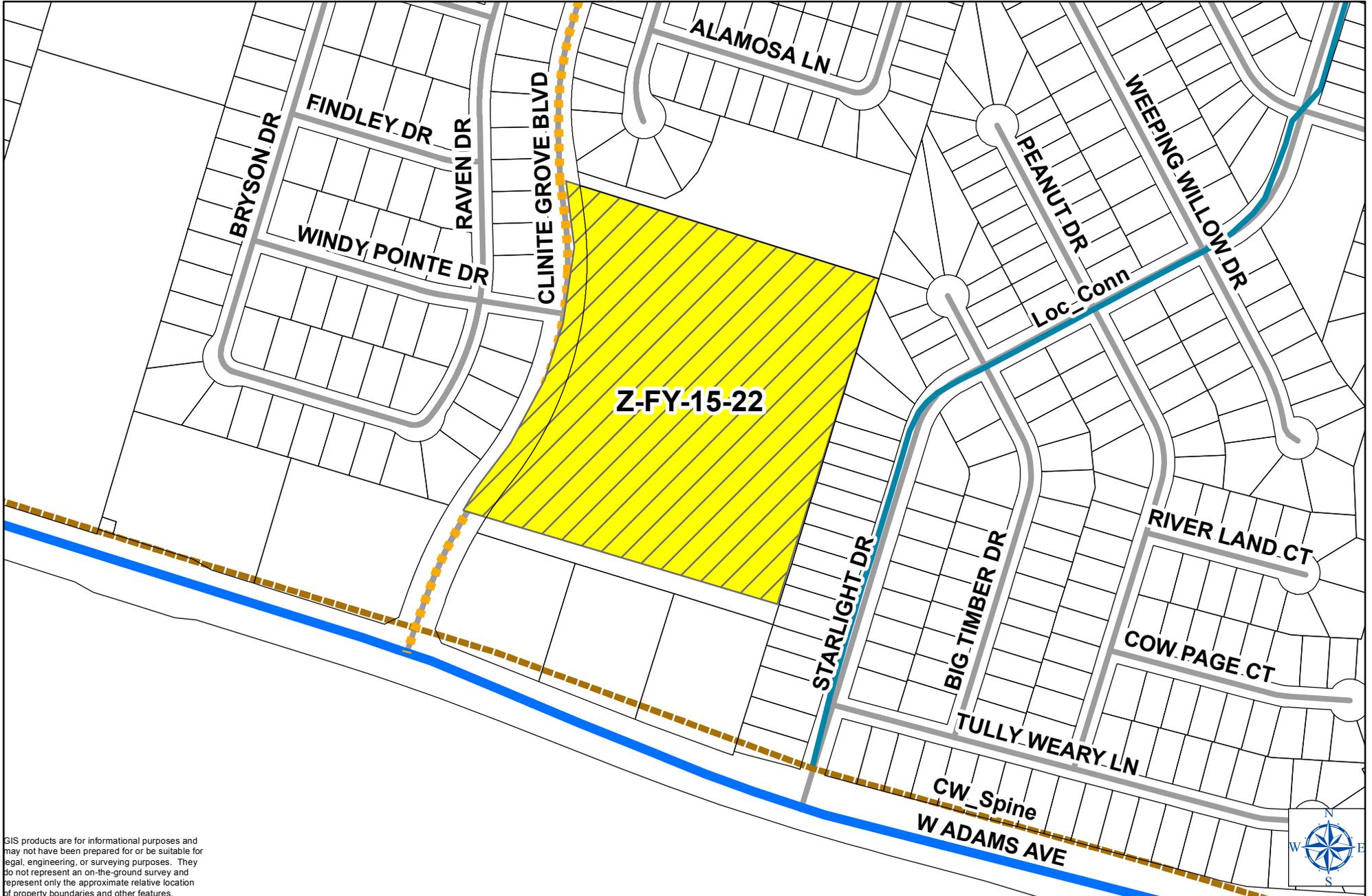
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



**Z-FY-15-22**

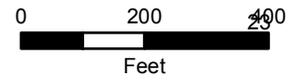
Request for Rezoning from Multiple Family Dwelling-2  
(MF-2) to Neighborhood Service (NS)  
Thoroughfare Plan and Master Trails Plan

301 Clinite Grove Blvd.



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.

Case Citywide Spine Trail Community Wide Connector Trail Local Connector Trail

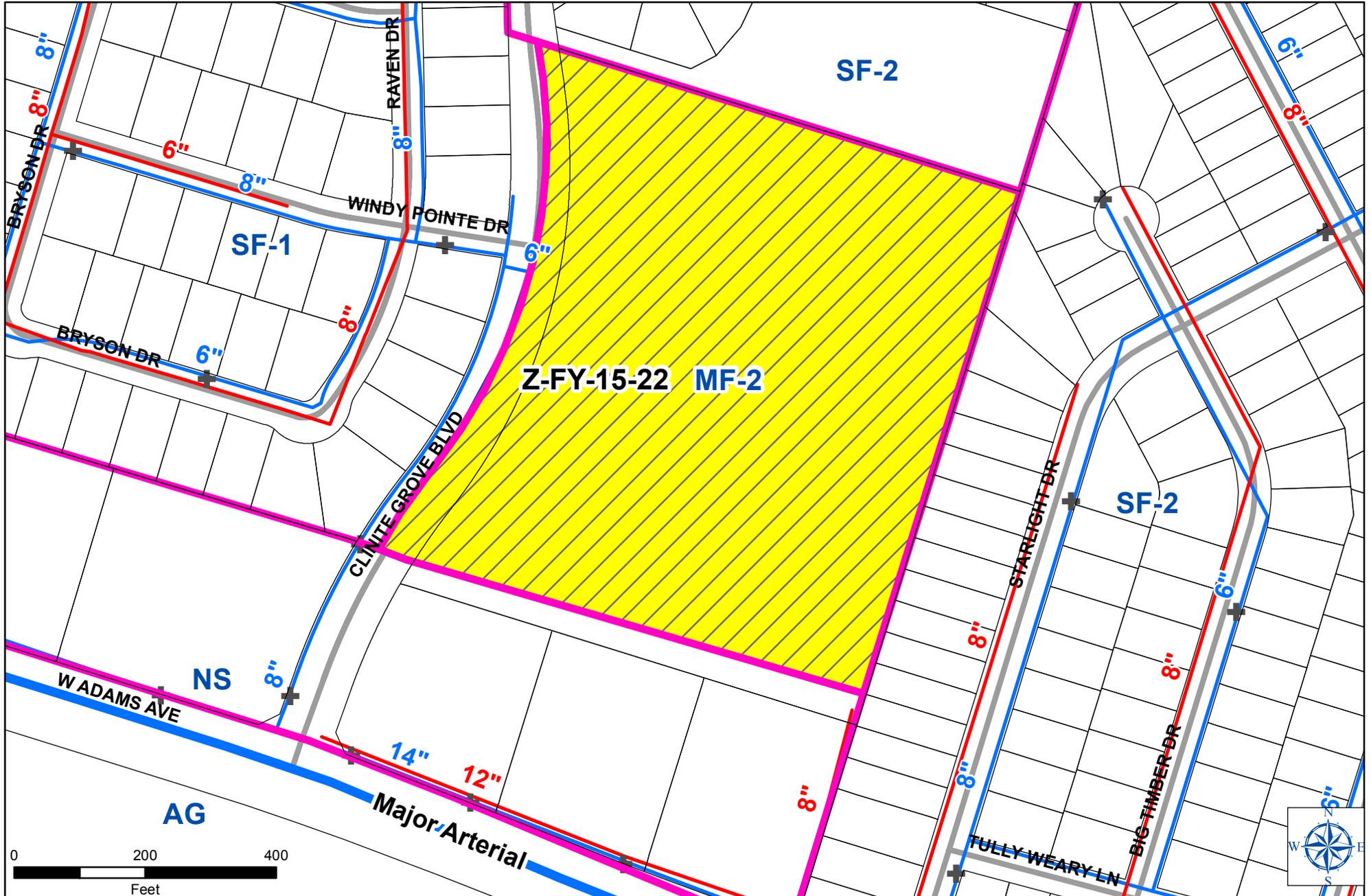




**Z-FY-15-22**

Request for Rezoning from Multiple Family Dwelling-2  
(MF-2) to Neighborhood Service (NS)  
Utility Map

301 Clinite Grove Blvd.



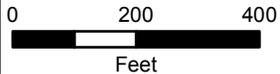
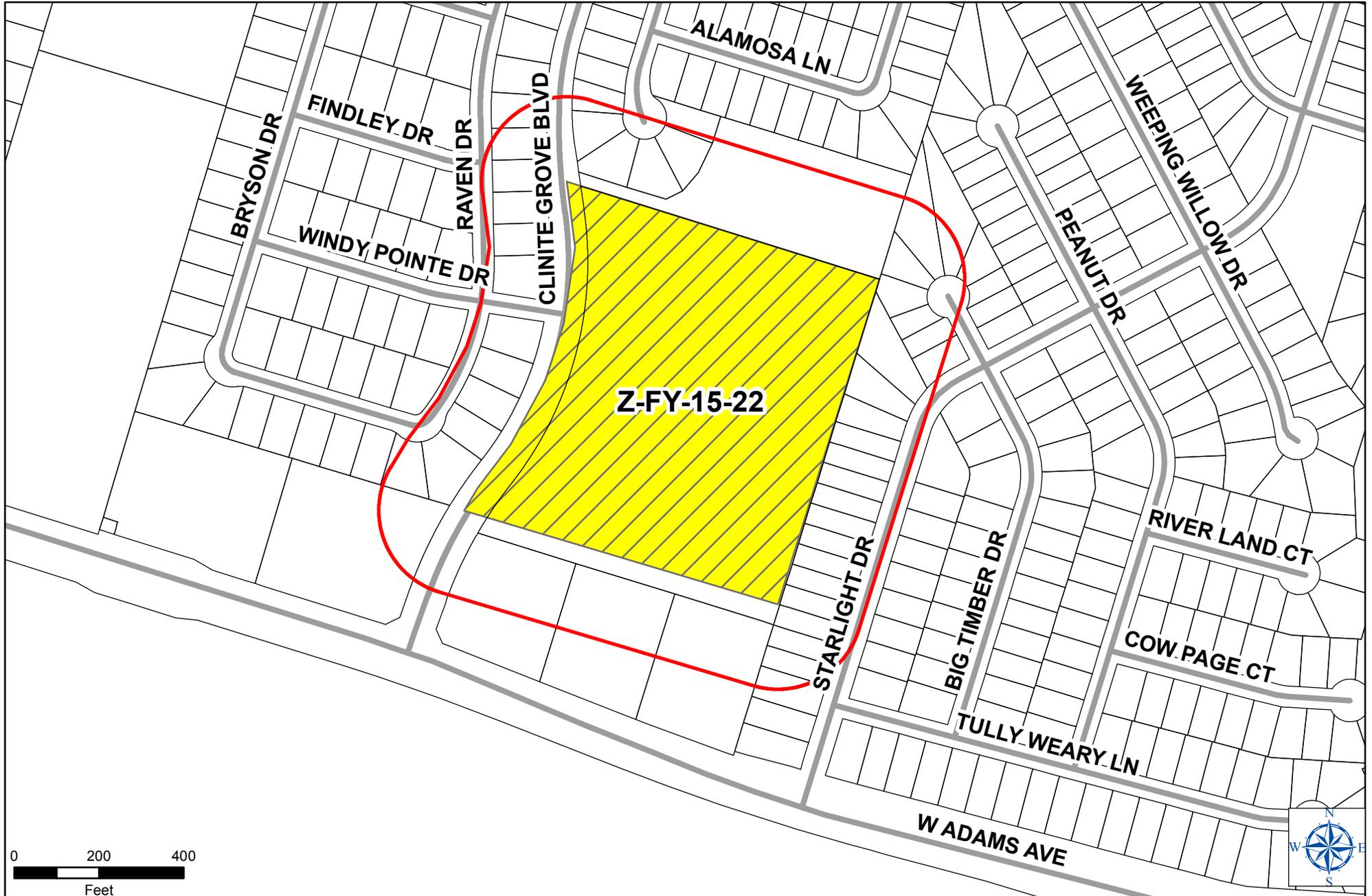
GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.



**Z-FY-15-22**

Request for Rezoning from Mutiple Family Dwelling-2  
(MF-2) to Neighborhood Service (NS)  
200' Notification Buffer

301 Clinite Grove Blvd.



Case



200' 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.



## **PLANNING AND ZONING COMMISSION ITEM MEMORANDUM**

7/20/15  
Item #3  
Regular Agenda  
Page 1 of 2

**APPLICANT:** Chuck Lucko for Temple Real Estate Investments, Inc.

**CASE MANAGER:** Tammy Lyerly, Senior Planner

**ITEM DESCRIPTION:** P-FY-15-32 Consider and take action on the Final Plat of West Adams Addition Phase III, a 5.077 +/- acre 3-lot, 2- block, non-residential subdivision situated in the Nancy Chance Survey, Abstract 5, Bell County, Texas, located on the south side of West Adams Avenue and west of South Kegley Road.

**STAFF RECOMMENDATION:** Staff recommends approval of the Final Plat of West Adams Addition Phase III.

**ITEM SUMMARY:** The Development Review Committee reviewed the Final Plat of West Adams Addition Phase III on June 4, 2015 and July 9, 2015. It was deemed administratively complete on July 14, 2015.

The Final Plat of West Adams Addition Phase III, is a 3-lot, 2- block, nonresidential subdivision, located on the south side of West Adams Avenue and west of South Kegley Road. The property is zoned Commercial District (C).

The final plat proposes a 50-foot wide private access easement from West Adams Avenue / FM 2305, between Lot 1, Block 1 and Lot 1, Block 2. A private access easement runs through Lots 1 and 2, Block 2, along West Adams Avenue.

The plat reflects a note for the 6-foot wide sidewalk required along the major arterial, West Adams Avenue / FM 2305, per Unified Development Code (UDC) Section 8.2.3: Sidewalks and Trails. Lot 1, Block 1 reflects a 20-foot wide trail easement, per the Citywide Trails Master Plan, which calls for a 8-foot wide trail along Pepper Creek.

Water services will be available through a new 8-inch water line in a 20-foot wide utility easement along West Adams / FM 2305, through Lots 1 and 2, Block 2 and across the private access easement to Lot 1, Block. Sewer services will be provided through an 8-inch sewer main in the proposed 15-foot wide drainage and utility easement running along the south end of Blocks 1 and 2.

The Planning and Zoning Commission is the final plat authority since the applicant has not request any exceptions to the Unified Development Code.



West Adams Avenue / FM 2305

Plat Site



West Adams Avenue / FM 2305

Plat Site →

**FISCAL IMPACT:** N/A

**ATTACHMENTS:**

- Plat
- Topo Utility Sheet
- Drainage Sheet

# FINAL PLAT of WEST ADAMS ADDITION PHASE III

WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

Being part of the NANCY CHANCE SURVEY, ABSTRACT 5, Bell County, Texas, being a portion of a called 24.548 Acre tract conveyed to TEMPLE REAL ESTATE INVESTMENTS, INC. in Document No. 2011-00025476, Official Public Records of Real Property, Bell County, Texas.

STATE OF TEXAS  
COUNTY OF BELL

TEMPLE REAL ESTATE INVESTMENTS, INC., a Texas corporation, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS WEST ADAMS ADDITION, PHASE III, WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

BY: \_\_\_\_\_ DATE \_\_\_\_\_  
WILLIAM GRADY ROSIER, PRESIDENT  
TEMPLE REAL ESTATE INVESTMENTS, INC.

STATE OF TEXAS  
COUNTY OF BELL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED WILLIAM GRADY ROSIER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.

NOTARY PUBLIC, STATE OF TEXAS

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

CHAIRPERSON \_\_\_\_\_ SECRETARY, PLANNING & ZONING \_\_\_\_\_

AFFIDAVIT:

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

Dated this the \_\_\_\_\_ day of \_\_\_\_\_, 2015.

By: \_\_\_\_\_  
Bell County Tax Appraisal District

STATE OF TEXAS  
COUNTY OF BELL

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

\_\_\_\_\_  
GARY W. MITCHELL, DATE SURVEYED, MAY 1, 2015  
REGISTRATION NO. 4402

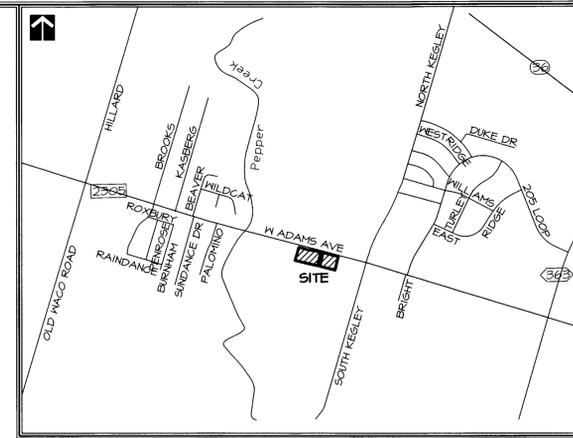


• 5/8" Iron Rod with cap stamped "ACS" Set (unless otherwise noted)

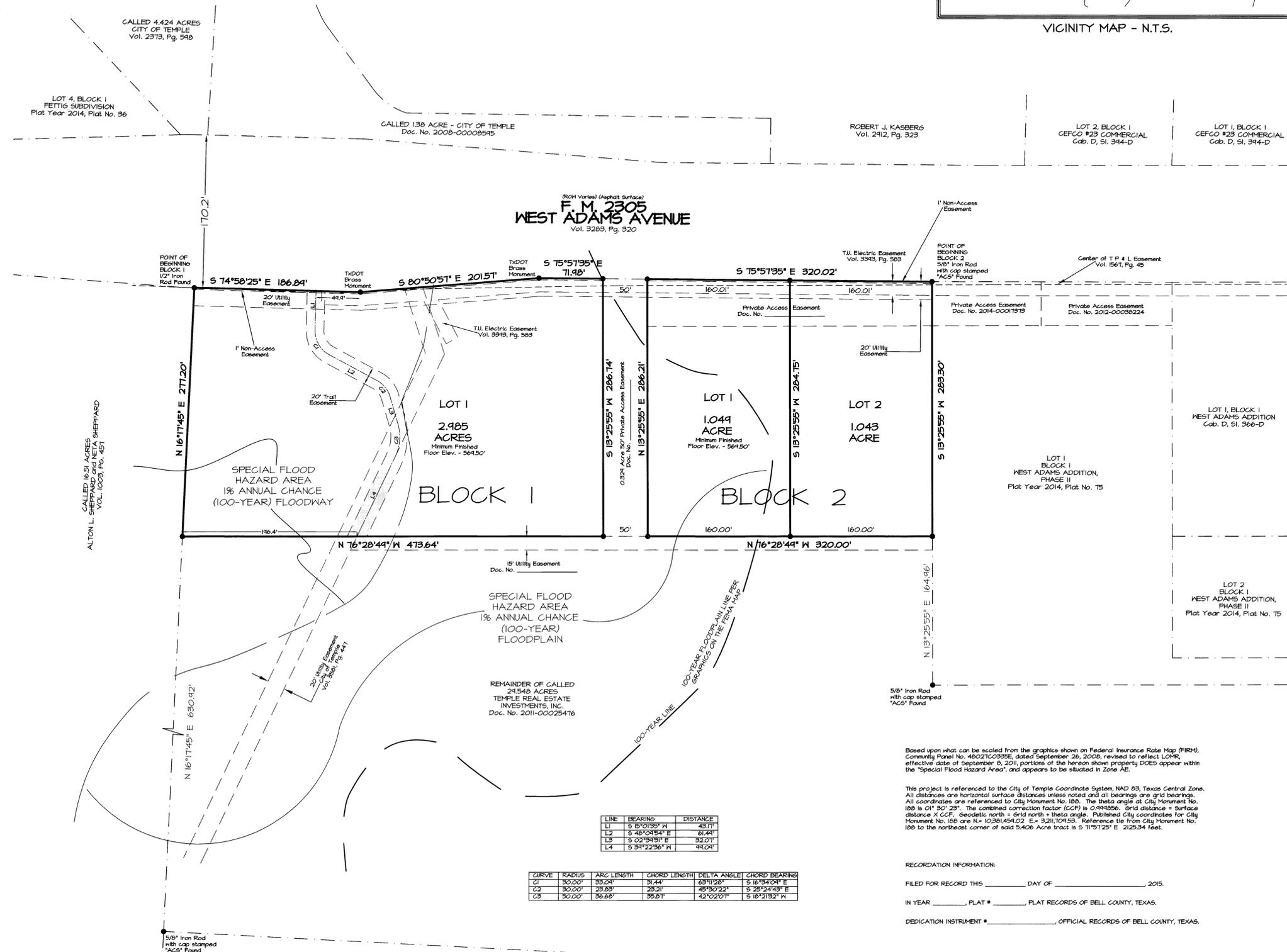
LOTS - 3  
BLOCKS - 2  
AREA -  
TOTAL - 5.0711 ACRES  
BLOCK 1 - 2.985 ACRES  
BLOCK 2 - 2.092 ACRES

OWNER:  
TEMPLE REAL ESTATE INVESTMENTS, INC.  
1111 MILL CREEK DRIVE  
SALADO, TEXAS 76571

Per UDC Section 8.2.3, a minimum 6' wide sidewalk is required along West Adams Avenue.



VICINITY MAP - N.T.S.



LINE	BEARING	DISTANCE
L1	S 15°01'38" N	45.17'
L2	S 46°04'54" E	61.44'
L3	S 02°54'31" E	32.07'
L4	S 34°22'36" N	94.04'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	DELTA ANGLE	CHORD BEARING
C1	32.00'	33.07'	13.44'	63°11'28"	S 16°34'07" E
C2	30.00'	23.83'	23.21'	48°30'22"	S 25°24'43" E
C3	50.00'	36.66'	35.81'	42°02'01"	S 18°21'19" E

Based upon what can be scaled from the graphics shown on Federal Insurance Rate Map (FIRM), Community Panel No. 48027C0395E, dated September 26, 2008, revised to reflect LOMR, effective date of September 8, 2011, portions of the herein shown property DOES appear within the "Special Flood Hazard Area", and appears to be situated in Zone AE.

This project is referenced to the City of Temple Coordinate System, NAD 83, Texas Central Zone. All distances are horizontal surface distances unless noted and all bearings are grid bearings. All coordinates are referenced to City Monument No. 188. The theta angle at City Monument No. 188 is 01° 30' 23". The combined correction factor (CCF) is 0.994856. Grid distance = surface distance x CCF. Geodetic north = grid north + theta angle. Published City coordinates for City Monument No. 188 are N = 10280.458122 E = 3211.109153. Reference tie from City Monument No. 188 to the northeast corner of said 5.406 Acre tract is S 71°51'25" E 2125.34 feet.

RECORDATION INFORMATION:

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015.

IN YEAR \_\_\_\_\_ PLAT # \_\_\_\_\_ PLAT RECORDS OF BELL COUNTY, TEXAS.

DEDICATION INSTRUMENT # \_\_\_\_\_ OFFICIAL RECORDS OF BELL COUNTY, TEXAS.

FINAL PLAT of  
WEST ADAMS ADDITION  
PHASE III  
WITHIN THE CITY OF TEMPLE, BELL COUNTY, TEXAS

1303 South 21st Street  
Temple, Texas 76504  
254-778-2272, Killeen 254-654-4636  
Fax 254-774-1608  
Tx. Firm Lic. No. 10023600

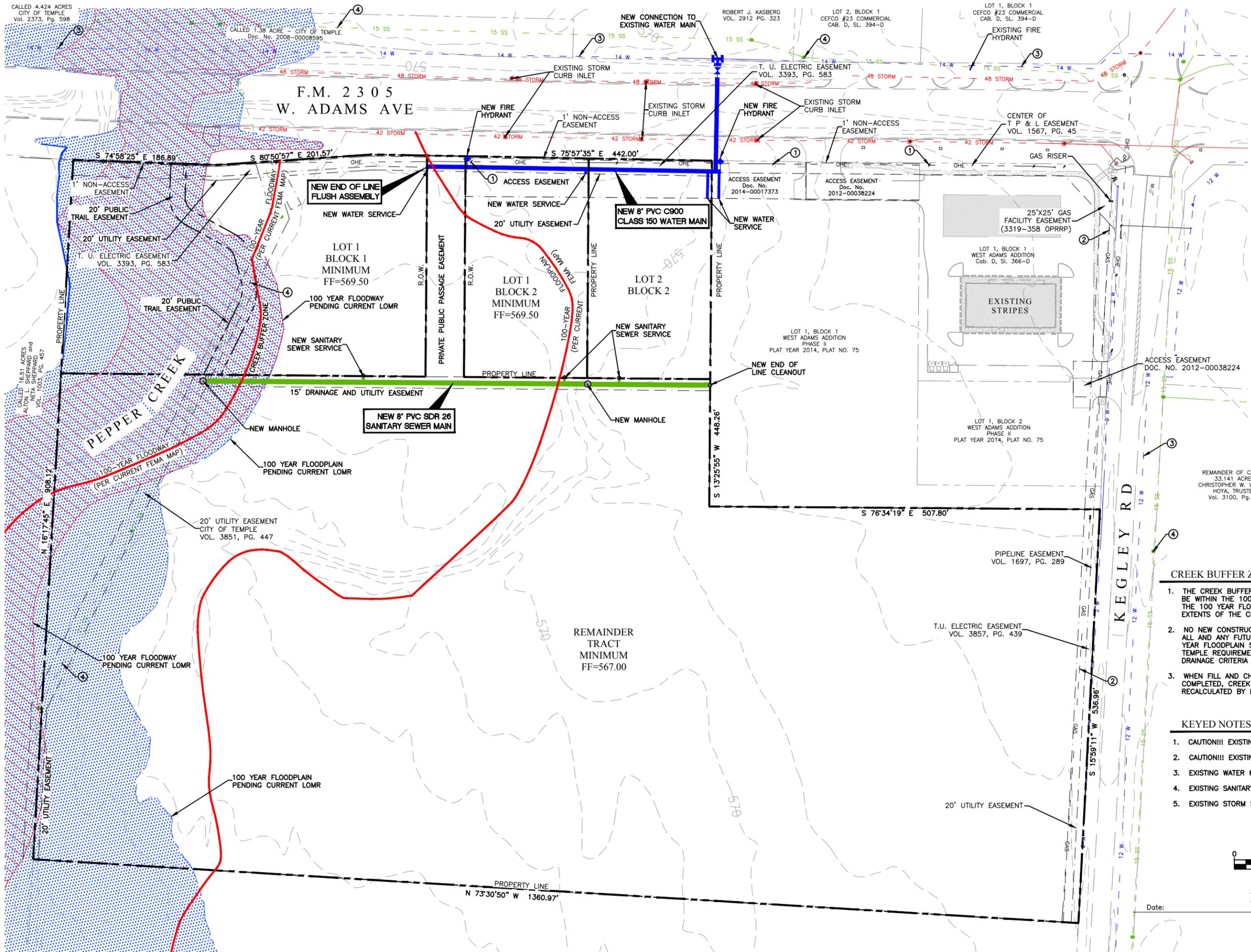


ALL COUNTY SURVEYING, INC.

Plot date: 07-10-2015

Job No: 150291  
Date: 05-01-2015  
Scale: 1" = 60'  
Drawing No: 15029102P  
Drawn By: SLW  
Checked By: GWM

Copyright 2015 All County Surveying, Inc.



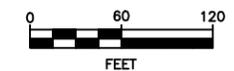
**LEGEND**

- 100 YEAR FLOODPLAIN (PENDING CURRENT LOMR)
- 100 YEAR FLOODWAY (PENDING CURRENT LOMR)



- CREEK BUFFER ZONE (CBZ) NOTES**
1. THE CREEK BUFFER ZONE HAS BEEN CALCULATE TO BE WITHIN THE 100 YEAR FLOODWAY, THEREFORE THE 100 YEAR FLOODWAY SHALL GOVERN THE EXTENTS OF THE CBZ.
  2. NO NEW CONSTRUCTION IS PROPOSED AT THIS TIME. ALL AND ANY FUTURE DEVELOPMENT WITHIN THE 100 YEAR FLOODPLAIN SHALL CONFORM TO THE CITY OF TEMPLE REQUIREMENTS, AS STATED WITHIN THE DRAINAGE CRITERIA AND DESIGN MANUAL.
  3. WHEN FILL AND CHANNEL CONSTRUCTION IS COMPLETED, CREEK BUFFER ZONE WILL NEED TO BE RECALCULATED BY DEVELOPER.

- KEYED NOTES**
1. CAUTION!!! EXISTING POWER POLE/LIGHT POLE
  2. CAUTION!!! EXISTING GAS MAIN
  3. EXISTING WATER MAIN
  4. EXISTING SANITARY SEWER
  5. EXISTING STORM SEWER



Date: \_\_\_\_\_  
 Revisions  
 Remarks:

**DRAWING STATUS**

THESE DRAWINGS WERE PREPARED UNDER THE AUTHORITY OF MONTY L. CLARK P.E. 90894, CLARK & FULLER, PLLC FIRM NO. F-10384...

THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF INTERIM REVIEW ONLY AS PER DATE ON DRAWING. IT IS NOT TO BE USED FOR CONSTRUCTION UNLESS THE DRAWING IS ISSUED FOR CONSTRUCTION. CONSTRUCTION CAN BE CONSIDERED COMPLETE.

DATE: 7-9-15  
 DRAWN BY: DGR  
 DESIGNED BY: MLC

**TEMPLE REAL ESTATE INVESTMENTS SITE DEVELOPMENT**

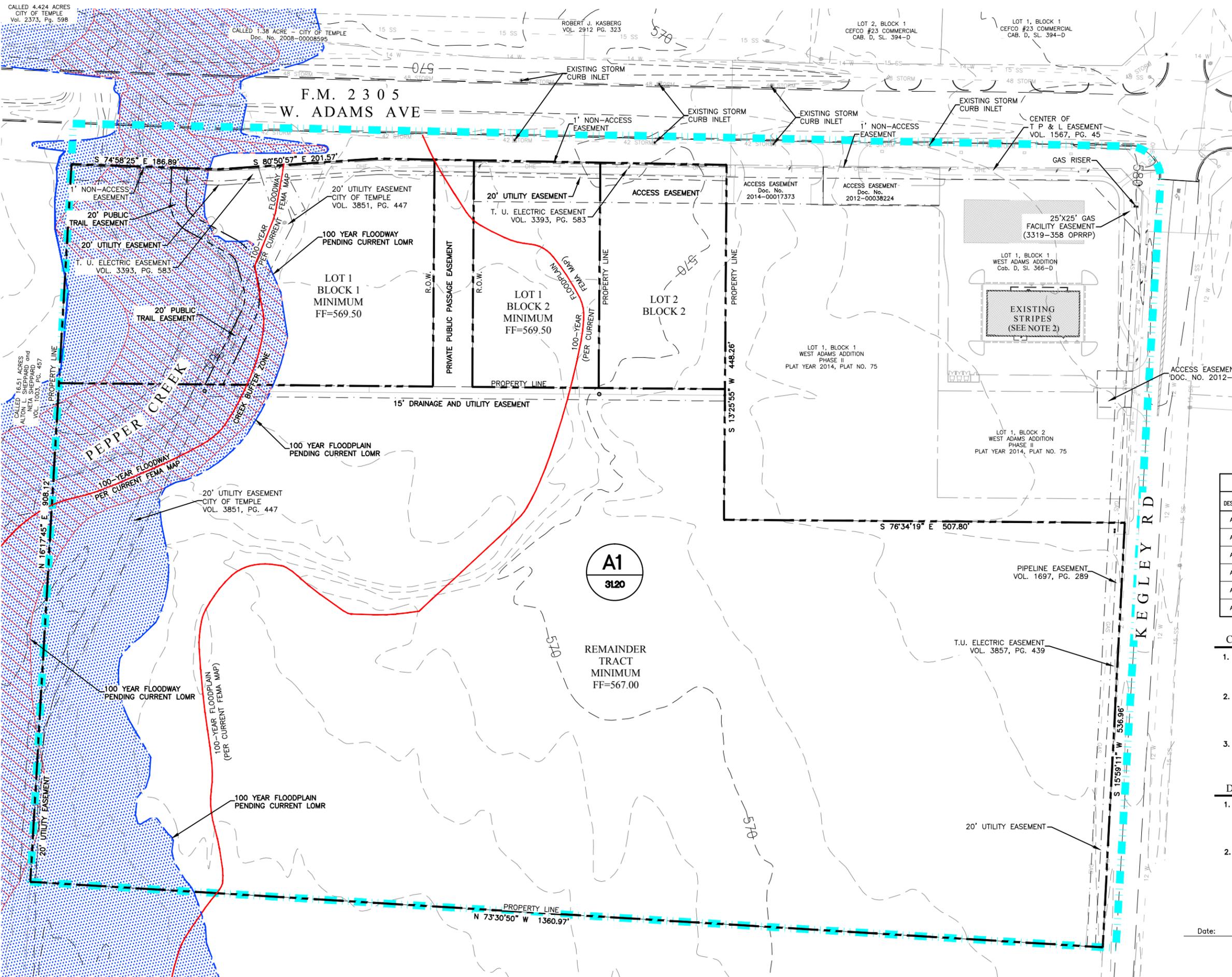
TEMPLE, TEXAS



**CLARK & FULLER**  
 CIVIL ENGINEERING • DESIGN • PLANNING

215 North Main Street, Temple, TX 76701  
 254.899.8999 www.clarkfuller.com F-10384

Project No: 151570.00  
 Plot Date: 7-9-15  
 Drawn By: DGR  
 Designed By: MLC



**LEGEND**

- DRAINAGE DESIGN CRITERIA**
- XX DRAINAGE AREA DESIGNATION
  - AREA DRAINAGE AREA IN ACRES
  - RATIONAL METHOD EQUATION  
 $Q = (C) (I) (A)$
  - DRAINAGE BASIN AREA DIVIDE
  - DIRECTIONAL FLOW ARROW
  - 100 YEAR FLOODPLAIN (PENDING CURRENT LOMR)
  - 100 YEAR FLOODWAY (PENDING CURRENT LOMR)

**DRAINAGE CALCULATIONS**

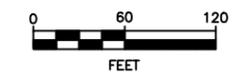
EXISTING DEVELOPMENT						
AREA DESIGNATION	AREA (acres)	Tc (min.)	COEF. OF RUNOFF	FREQ.	INTEN. (in./hr.)	DISCHARGE (cfs)
Area 1	31.20	24.0	0.25	2	3.52	27.49
Area 1	31.20	24.0	0.28	5	4.57	39.89
Area 1	31.20	24.0	0.30	10	5.22	48.87
Area 1	31.20	24.0	0.34	25	6.15	65.19
Area 1	31.20	24.0	0.37	50	6.74	77.78
Area 1	31.20	24.0	0.41	100	7.56	96.64

**CREEK BUFFER ZONE (CBZ) NOTES**

- THE CREEK BUFFER ZONE HAS BEEN CALCULATE TO BE WITHIN THE 100 YEAR FLOODWAY. THEREFORE THE 100 YEAR FLOODWAY SHALL GOVERN THE EXTENTS OF THE CBZ.
- NO NEW CONSTRUCTION IS PROPOSED AT THIS TIME. ALL AND ANY FUTURE DEVELOPMENT WITHIN THE 100 YEAR FLOODPLAIN SHALL CONFORM TO THE CITY OF TEMPLE REQUIREMENTS, AS STATED WITHIN THE DRAINAGE CRITERIA AND DESIGN MANUAL.
- WHEN FILL AND CHANNEL CONSTRUCTION IS COMPLETED, CREEK BUFFER ZONE WILL NEED TO BE RECALCULATED BY DEVELOPER.

**DRAINAGE CALCULATION NOTE**

- THE EXISTING 'STRIPES' SITE HAS AN UNDERGROUND DETENTION POND, THEREFORE, THE SITE WAS ANALYZED PER AN UNDEVELOPED CONDITION CONSISTENT WITH THE REST OF THE DRAINAGE SUBBASIN.
- STRIPES DRAINAGE IS BEING MANAGED VIA ON-SITE STORM WATER DETENTION FACILITY.



Revisions  
Remarks:

Date:

**DRAWING STATUS**  
 THESE DRAWINGS WERE PREPARED UNDER THE AUTHORITY OF MONTY L. CLARK P.E. 00894, CLARK & FULLER, PLLC FIRM NO. F-10384...  
 THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF INTERIM REVIEW ONLY AS PER DATE ON DRAWING. IT IS NOT TO BE USED FOR CONSTRUCTION UNLESS OTHERWISE NOTED.  
 FOR CONSTRUCTION  
 FINAL DRAWINGS

**TEMPLE REAL ESTATE INVESTMENTS SITE DEVELOPMENT**  
 TEMPLE, TEXAS



Project No: 151570.00  
 Plot Date: 7-9-15  
 Drawn By: DGR  
 Designed By: MLC

SITE DRAINAGE MAP 7-9-15



## PLANNING AND ZONING COMMISSION AGENDA ITEM

**7/20/15**  
**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
<b>P-FY-14-36</b> - Consider and recommend action on the final plat of Phillips Addition, a 0.82, 1-lot, 1-block residential subdivision, with a developer-requested exception to Section 8.1.3A.7 of the Unified Development Code (UDC) related to required fire hydrants, situated in the George Lindsey Survey, Abstract 513, in Bell County, Texas, located on the west side of Brown Lane, south of FM 2305, in Temple's western Extra-Territorial Jurisdiction (ETJ).	P&Z 8/03/15 Awaiting revisions from Applicant	All County Surveying
<b>P-FY-15-27</b> - Consider and take action or (and recommend action on the Final Plat of Legacy Ranch Phase Two, a 78.07 +/- acre, 156 lot, 8 block residential plat with 3 non-residential tracts (lots) subdivision, located at the northwest corner of FM 93 and FM 1741 (South 31st Street).	DRC 5/04/15 Awaiting revisions from Applicant	All County Surveying
<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-15-29</b> - Consider and take action on the Final Plat of 438 Loop Addition, a 5 +/- acre 3-lot, 1-block residential subdivision situated in the U. Holbrook survey, Abstract 1010, Bell County, Texas, located on the east side of 438 Loop, in Temple's Extra Territorial Jurisdiction.	DRC 5/18/15 In Planning Office for signatures	All County Surveying
<b>P-FY-15-31</b> - Consider and take action on the Final Plat of Tutor Subdivision, a 2.727, 2-lot, 1- block subdivision, being a tract of land in the I. & G. N. R. R. Survey, Abstract No. 958, Bell County, Texas, located at 7301 FM 2086, in Temple's Eastern E.T.J.	DRC 6/01/15 Awaiting Revisions from applicant	Cathy Kohn

<b>P-FY-15-34</b> - Consider and take action and take action on the Final Plat of Woodbridge Phase V Replat of Lots 13-16, Block 1, Woodbridge Creek Phase V Amending Plat, located at the end of Park Place Lane.	Minor Plat (administrative approval)currently being reviewed by DRC	All County Surveying
<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-15-37</b> - Consider and take action on the Final Plat of Roush Addition, a 10.096 +/- acre 2-lot, 1-block, residential subdivision, out of and a part of the J.S. Patterson Survey, Abstract #663, Bell County, Texas, located on the east side of Bigham Road, South of FM 935, in the City of Temple's Eastern ETJ .	DRC 7/06/15	Carl Pearson
<b>P-FY-15-38</b> - Consider and take action on the Final Plat of Mungia Subdivision, a 39.999 +/- acre 6-lot, 1-block residential subdivision, situated in the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located on the south side of Stallion Road, east of Heidenheimer Road in Temple's eastern E.T.J.	DRC 7/20/15	Turley Associates

<b>City Council Final Decisions</b>	<b>Status</b>
<b>Z-FY-15-17:</b> Consider adopting an ordinance authorizing a rezoning of approximately 224.549 acres located north of West Adams Avenue and on the east and west sides of Westfield Boulevard from Agricultural District, Light Industrial District and General Retail District to Planned Development-General Retail District with a Conditional Use Permit for the sale of alcoholic beverages for on-premise consumption, Planned Development-Single Family Dwelling 3 District, and Planned Development-Single Family Attached Dwelling 3 District.	APPROVED at 1 <sup>st</sup> Reading on June 18, 2015
<b>Z-FY-15-19:</b> Consider adopting an ordinance authorizing a Conditional Use Permit for the sale of alcoholic beverages for on- premise consumption for properties located at 7373 and 7349 Honeysuckle Drive, 7348 West Adams Avenue and 7410 West Adams Avenue.	APPROVED at 2nd Reading on July 2, 2015
<b>Z-FY-15-18:</b> Consider adopting an ordinance amending Ordinance No. 2014-4689, and the corresponding site plan, to add a proposed apartment complex project in the Shoppes on the Hill Subdivision located at 2510 South 31st Street.	APPROVED at 2nd Reading on July 2, 2015

P&Z COMMISSION ATTENDANCE

2015																
	Jan 5	Jan 20	Feb 2	Feb 17	Mar 2	Mar 16	Apr 6	Apr 20	Apr 27 Spec Mtg	May 4	May 18	June 1	June 15	P	A	
James Staats	P	No Meeting Held	P	P	P	P	P	No Meeting Held	P	P	P	P	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		A	P	A	A	P		P	A	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		A	P	P	P	A		A	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												12	
Blake Pitts	P												10	2
Patrick Johnson	P												10	2
Omar Crisp	P												9	3
David Jones	A												9	3
Greg Rhoads	P												10	2
Will Sears	P												5	7
Lester Fettig	P												10	2
Tanya Mikeska-Reed	P												7	5

not a Board member