

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
JULY 5, 2016, 5:00 P.M.
WORK SESSION AGENDA**

Staff will present the following items:

1. Discuss, as may be needed, Regular Meeting agenda items for the meeting posted for Tuesday, July 5, 2016.
2. Receive and discuss the Planning Director's Report containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments (if any) to the Unified Development Code (UDC).

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

1. _____ Invocation
2. _____ Pledge of Allegiance

A. CONSENT ITEMS

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

Item 1: [Approval of Minutes](#): Work session and the regular meeting of June 20, 2016.

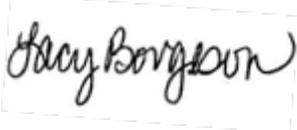
B. ACTION ITEMS

Item 2: [Z-FY-16-37](#)– Hold a public hearing to consider and recommend action for a request of a Temporary Special Permit for a manufactured home placement on property for a medical hardship for elderly parents at 3205/3265 Airport Trail.

Item 3: [P-FY-16-40](#) - Consider and take action on the Final Plat of Long View Estates, a 13.06 +/- acre, 13-lot, 1-block residential subdivision, situated in the Henry Millard Survey, Abstract No. 552, Bell County, Texas, located northwest of Old Howard Lane and east of Cedar Creek Road in Temple's northwestern ETJ.

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

The agenda for this meeting was posted on the bulletin board at the Municipal Building in compliance with the Open Meetings Law at 1:00 pm on June 30, 2016.



Lacy Borgeson
City Secretary

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

Title: _____

**PLANNING AND ZONING COMMISSION
JUNE 20, 2016
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT
Chair David Jones

COMMISSIONERS:

Lydia Alaniz	Tanya Mikeska-Reed
Blake Pitts	Will Sears
Omar Crisp	Lester Fettig

PLANNING AND ZONING MEMBERS ABSENT:

Patrick Johnson	Greg Rhoads
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STAFF PRESENT:

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

The agenda for this meeting was posted on the bulletin board at the Municipal Building, June 16, 2016 at 11:00 a.m. in compliance with the Open Meetings Law.

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

Chair Jones called Meeting to Order at 5:32 P.M.

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

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of June 6, 2016.

Approved by general consent.

[Corrections in the June 6, 2016 Agenda and minutes: The June 20, 2016 P&Z Agenda was posted at 11:00 A.M. (not P.M.). The agenda was date marked correctly on the City's website for posting at 11:00 A.M.]

On Item 2: Z-FY-16-33, City Council second reading should be state July 21st, (not 27th) 2016.]

B. ACTION ITEMS

Item 2: Z-FY-16-36 – Hold a public hearing to consider and recommend action on a rezoning from Single Family-One (SF-1) district and Multi-Family-Two (MF-2) district to Neighborhood Service (NS) district on 3.986 +/- acres, situated in the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located at 3508 South 5th Street.

Mr. Mark Baker, Senior Planner, stated this item was scheduled to go forward to City Council for first reading on July 21, 2016 and second reading on August 4, 2016.

The applicant has not identified any specific development for this property and a companion subdivision plat is accompanying this rezoning request.

The property is currently zoned Single Family One (SF-1) and Multi-Family Two (MF-2). The SF-1 is intended for detached single family uses and the MF-2 is Villas at Friars Creek Subdivision. The MF-2 portion of the project is actually within the FEMA flood plain and would not be buildable.

Surrounding parcels include SF-1, Office-One (O-1) and Office-Two (O-2) zoning districts.

The Future Land Use and Character Map designates the property as Suburban Commercial which is intended for office, retail, and services uses and supports the NS zoning. Also a strip of land is designated as Parks and Open Space.

Water and sewer are available to serve the property.

The Thoroughfare Plan designates South 5th Street as both a major/minor arterial. No anticipated Temple Capital Improvement Projects (TCIP) are funded or scheduled along that section of South 5th Street.

An existing City-wide spine trail, Friars Creek Trail, is located on the western boundary.

Surrounding properties include scattered single family residences fronting South 5th Street zoned SF-1 and MF-2 to the north and south, single family residences (Villas at Friars Creek Subdivision) and Trailhead to Friars Creek Trail zoned MF-2 to the west, and active agriculture production to the east.

Allowed and prohibited uses for NS are given along with current and proposed Development Standards for both SF-1 and NS.

Eighteen notices were mailed out in accordance with state and local regulations with five notices returned in agreement and zero notices in disagreement.

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

Staff recommends approval of the request for a rezoning from SF-1 and MF-2 districts to NS district.

Chair Jones opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Sears made a motion to approve Item 2, **Z-FY-16-36**, as presented, and Commissioner Fettig made a second.

Motion passed: (7:0)

Vice-Chair Johnson and Commissioner Rhoads absent

Item 3: P-FY-16-36 – Consider and take action on the Final Plat of Aikins Plat, a 3.986 +/- acres, 2-lot, 1-block, non-residential subdivision, situated in the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, east of Ferrara Circle, west of South 5th Street, and north of Marlandwood Drive, located at 3508 South 5th Street.

Mr. Baker stated this this was the companion plat to Item 2.

The final plat was reviewed by the Development Review Committee (DRC) on June 9, 2016 and deemed administratively complete on June 14, 2016.

The subject property is anticipated to be developed with retail and service uses and the property is currently undeveloped.

Water and sewer are available to the property.

A required fire hydrant (public facility) is triggering approval by the Planning & Zoning Commission.

The P&Z is the final authority since the applicant is not requesting any exceptions to the Unified Development Code (UDC).

A significant portion of the subject property to the west has the FEMA flood plain shown on the map and the developable area is the lots to the east.

Staff recommends approval of the Final Plat of Aikins Plat.

Commissioner Mikeska-Reed made a motion to approve Item 3, **P-FY-16-36**, as presented, and Commissioner Alaniz made a second.

Motion passed: (7:0)

Vice-Chair Johnson and Commissioner Rhoads absent

Item 4: P-FY-16-18 – Consider and take action on the Preliminary Plat of Park Ridge, being a 5.888 +/- acre, 12-Lot, 1 Block, single-phase residential development, situated in the Mary Cherry Survey, Abstract 175, Bell County Texas, at the northwest corner of Lions Park Drive and Hickory Road, located at 4516 Hickory Road.

Mr. Baker stated the rezoning for this property came before P&Z in the spring of 2016 and this is the counterpart preliminary plat for that property.

The preliminary plat was reviewed by DRC on February 25, 2016 and deemed administratively complete on June 15, 2016.

The zoning was SF-1 and approved on April 21, 2016 by Ordinance No. 2016-4763.

Water and wastewater are available to serve the property.

The Thoroughfare Plan designates Hickory Road as a minor arterial.

On the rezoning Staff indicated a six-foot sidewalk would be provided on Hickory Road which is required on an arterial; however, the applicant agreed to extend that 162 +/- feet to White Oak Drive (northward) to allow for pedestrian connectivity.

Although not required, a four-foot trail/sidewalk along Lions Park Drive was also agreed upon by the applicant as part of the pedestrian connectivity.

The P&Z Commission is the final authority since the applicant is not requesting any exceptions to the UDC.

Staff recommends approval of the Preliminary Plat of Park Ridge.

Commissioner Sears made a motion to approve Item 4, **P-FY-16-18**, as presented, and Commissioner Pitts made a second.

Motion passed: (7:0)

Vice-Chair Johnson and Commissioner Rhoads absent

Item 5: P-FY-16-31 - Consider and take action on the Preliminary Plat of Long View Estates, a 13.06 +/- acre, 13-lot, 1-block residential subdivision, situated in the Henry Millard Survey, Abstract No. 552, Bell County, Texas, located northwest of Old Howard Road and east of Cedar Creek Road in Temple's northwestern ETJ.

Ms. Dessie Redmond, Planner, stated this plat is for a proposed residential subdivision and located in the Extraterritorial Jurisdiction (ETJ) so no city zoning standards would apply.

DRC reviewed the plat on April 21, 2016 and it was deemed administratively complete on May 16, 2016.

Mr. Baker stated the first plat on the agenda tonight is the companion plat for the rezoning case. The plat indicates the FEMA flood plain portion.

Mr. Chandler stated Baylor Scott and White Distribution Center has been ongoing and Staff worked with the applicant and Permitting to allow applicant to proceed with permitting with the understanding the Certificate of Occupancy would not be issued until the plat was recorded. The applicant had a certain time line to work with.

Extra response letters came in for the zoning case and were all in agreement of the request.

Upcoming cases included Mr. Raymond Smith's Special Temporary Permit for a manufactured home to be placed on his property in order to care for his father. This permit is good for three years and renewable if needed.

Mr. Chandler reminded the Commissioners about the June 24th APA work shop to be held at CTCOG in Belton. Reminders were sent out to all respondents to sign up by June 21st. Commissioner Crisp and Chair Jones expressed their interest in attending.

Chair Jones talked about 'roundabouts' and how they worked well in New Zealand. Chair Jones was interested if the City of Temple has had any discussions regarding this type of infrastructure which would seem more viable and less expensive than stop light intersections.

Commissioner Mikeska-Reed commented the design standards have come full circle. Temple used to have roundabouts but at the time many believed them to be dangerous in many ways. Currently, roundabouts seem to be making their way back with certain subdivisions.

Mr. Chandler stated one is planned for TMED at Baylor Scott & White Boulevard (Avenue U project). Avenue U will extend over the creek and connect at 13th and 17th. The RZ will be funding this project. It should be a good example of a non-single family development and a great test to find out how it will be received.

Mr. Richard Wilson added a roundabout would be designed for Stonehollow just west of the church.

Mr. Chandler will look into this matter and give a presentation at a later work shop.

Discussion regarding roundabouts.

There being no further business, Chair Jones closed the meeting at 5:25 P.M.

No City services will be available to the property. Wastewater will be serviced by septic systems by the Bell County Public Health District and Pendleton Water Supply will expand water services to the area. Bell County is requiring completion of water services expansion prior to approval by the County Court.

No fire hydrants are required since the subject property meets the three criteria of the UDC, Section 8.3.1:

1. Not within City's fire district;
2. The City does not provide water service to the area;
3. No City plans to annex the area.

The Fire Marshall administratively approved an exception for fire hydrants.

Park fees are required because:

The subject property is within one mile of city limits;

The plat creates nine or more lots (13);

Total fee of \$2,925 will be paid prior to recordation of the Final Plat.

Staff recommends approval of the Preliminary Plat of Long View Estates.

Chair Jones has several questions regarding fire protection. Ms. Redmond replied since the City has no water services in the area, there is no way the city can require the applicant to install a fire hydrant. The Fire Marshall does review the ETJ plats and as long as the three criteria are met, an exception may be administratively approved by him.

Mr. Brian Chandler, Director of Planning, added that it could be likely a fire pumping truck or mutual aid agreements with local volunteer fire departments would be available.

Brief discussion regarding water services.

Commissioner Sears made a motion to approve Item 5, **P-FY-16-31**, as presented, and Commissioner Crisp made a second.

Motion passed: (7:0)

Vice-Chair Johnson and Commissioner Rhoads absent

Item 6: P-FY-15-47 - Consider and take action on the Final Plat of Baylor Scott & White Distribution Center Addition, a 64.64 +/- acres, a 1-lot, 1-block nonresidential 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.

Ms. Redmond stated DRC reviewed the plat on October 22, 2015 and deemed it administratively complete on June 8, 2016.

The Planning & Zoning Commission is the final authority for this plat since the applicant has not requested any exceptions to the UDC.

Located in the middle of the plat is "Tract A" which is City owned property and contains a City sewer lift station.

There is a 37-foot wide utility access easement located adjacent to a Sewer Force Main Easement and Right of Way, and will allow the City access to the lift station from North General Bruce Drive.

There is also a 20-foot wide sanitary sewer easement and 10-foot wide electric easement with a 20-foot wide by 20-foot wide electric pad surface easement.

FEMA floodway boundaries are shown for Little Elm Creek which runs diagonally through the subject property.

Staff recommends approval of the Final Plat of Baylor Scott & White Distribution Center Addition.

Commissioner Sears made a motion to approve Item 6, **P-FY-15-47**, as presented, and Commissioner Fettig made a second.

Motion passed: (7:0)

Vice-Chair Johnson and Commissioner Rhoads absent

There being no further business, the meeting was adjourned at 6:00 p.m.

Respectfully submitted,
Leslie Evans

**PLANNING AND ZONING COMMISSION
MONDAY, JUNE 20, 2016
5:00 P.M.
WORK SESSION**

PLANNING AND ZONING MEMBERS PRESENT

Chair David Jones

COMMISSIONERS:

Lydia Alaniz
Blake Pitts
Omar Crisp

Tanya Mikeska-Reed
Will Sears
Lester Fettig

PLANNING AND ZONING MEMBERS ABSENT:

Patrick Johnson

Greg Rhoads

STAFF PRESENT:

Brian Chandler, Director of Planning
Trudi Dill, Deputy City Attorney
Richard Wilson, Deputy City Engineer
Mark Baker, Senior Planner
Dessie Redmond, Planner
Leslie Evans, Planning Technician

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

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

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

Mr. Chandler stated the zoning case was located on South 5th Street and Mr. Baker added the zoning was O-1 and SF-1. Mr. Baker has been working with the applicant who has proposed retail/office development with surrounding existing residential. Mr. Baker has negotiated with the applicant to request NS zoning instead of GR, which would appear to be more compatible. Because of the FEMA flood plain on the west side of the subject property, the land is limited for development and the applicant was comfortable with NS. The specific use for the property has not been confirmed; however, Mr. Chandler added that a restaurant has been mentioned but nothing definite.

The applicant does not own the other two properties.



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

07/05/16
Item 2
Regular Agenda
Page 1 of 3

APPLICANT / DEVELOPMENT: Raymond W. Smith

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: Z-FY-16-37– Hold a public hearing to discuss and recommend action for a request of a Temporary Special Permit for a manufactured home placement on property for a medical hardship for elderly parents at 3205/3265 Airport Trail.

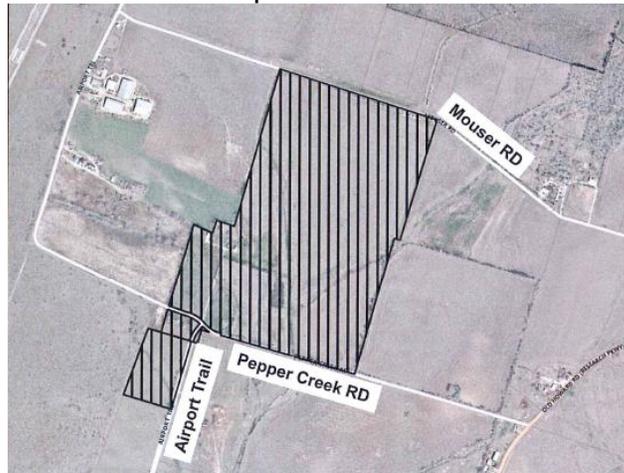


Figure 1: Aerial & Location Map

STAFF RECOMMENDATION: Staff recommends approval of the requested Temporary Special Permit for the following reasons:

1. Compliance with the Future Land Use Plan;
2. Compliance with surrounding zoning and land uses;
3. Compliance with the Thoroughfare Plan;
4. Public and private facilities are available to serve the subject property;
5. Compliance with a medical hardship; and
6. Compliance with Code of Ordinances Section 23-61

ITEM SUMMARY: The applicant requests this Temporary Special Permit to allow placement of a manufactured home for his elderly parents for a medical hardship. Please see the attached letter from Dr. E. Don Parker, Jr., MD, regarding Mr. Smith's father.

City of Temple Code of Ordinances Section 23-61: Special Permits allow a temporary special permit to be issued by resolution of the City Council for a HUD Code manufactured home as an accessory residence, subject to the following conditions:

Sec. 23-61. Special permits.

(a) With satisfactory proof that the applicant qualifies for the exception set out below, a temporary special permit may be issued by resolution of the City Council for use of a HUD Code Manufactured Home as an accessory residence to a principal residence for the sole purpose of housing immediate family members, subject to the following conditions:

(1) Upon satisfactory proof of emergency conditions constituting a documented medical hardship, a temporary special permit may be issued to the owner of a HUD Code Manufactured Home for location on a lot or tract owned by him or a member of his immediate family;

(2) The HUD Code Manufactured Home shall be occupied only by said landowner and his family or another member or members of his immediate family and shall never be rented out or used for any commercial purpose whatsoever;

(3) The property shall be zoned agricultural and minimum contiguous land area which must be owned to allow for placement of a HUD Code Manufactured Home as an accessory residence to a principal residence shall be 3 acres. In all other respects, the Agricultural District area regulations shall apply;

(4) The principal residence shall meet all applicable building codes in effect in the City (building, plumbing, mechanical, and electrical);

(5) The HUD Code Manufactured Home shall meet minimum applicable codes in effect in the City;

(6) The HUD Code Manufactured Home shall meet the minimum applicable septic tank ordinances in effect in the City;

(7) A minimum separation of 50 feet shall be observed between the HUD Code Manufactured Home and any adjacent residence;

(8) A single water utility service shall be provided for the principal residence and accessory HUD Code Manufactured Home residence in the property owner's name, where possible;

(9) A detailed site plan shall be provided which assures compatible placement of a HUD Code Manufactured Home in relation to the principal residence, surrounding property lines and development, streets, and other relevant site factors;

(10) The maximum term of permit approval shall not exceed 3 years; however, extensions may be considered and approved if such extension is not adverse to the surrounding area. (b) Prior to approval of a temporary special permit under this section, a public hearing shall be held before the Planning Commission and the City Council in the same manner prescribed for a zone change in Section 20, Amendments, Zoning Ordinance.. All other provisions of said portion of the Code shall apply for the review, approval and reconsideration of a request.

(c) The City Council, following recommendation by the Planning Commission, may impose conditions on such permit as it deems necessary to be in the public interest after full hearing on an application and reserves, at all times, the right and power to revoke any such permit for violation of any of its terms after a hearing at which the holder has been given at least 10 days prior notice. (d) Applications for consideration of a temporary special permit for a HUD Code Manufactured Home may be obtained from the planning director.

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	Business Park	AG	Agricultural & Rural Residential

North	Business Park & Agricultural/Rural	AG	Agricultural
South	Business Park & Public Institutional	AG	Agricultural
East	Business Park	AG	Agricultural
West	Business Park & Public Institutional	AG & LI	Agricultural

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

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

The subject property is within the Business Park character district of the *Choices '08* City of Temple Comprehensive Plan. The applicant's requested temporary special permit does not comply with this character district, but it does comply with the current agricultural and rural residential land uses of the surrounding properties

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

The subject property fronts Airport Trail, Pepper Creek Road and Mouser Road. All of which are currently rural local streets with cattle guards. The applicant's requested temporary special permit appears appropriate with these surrounding rural local streets.

Availability of Public Facilities (CP Goal 4.1)

The applicant's survey reflects a well house. There is an existing 1.5-inch water line in the Pepper Creek Road right-of-way to the east. The property is serviced by septic system.

PUBLIC NOTICE: Ten (10) 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, June 30, 2016, 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 June 23, 2016, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

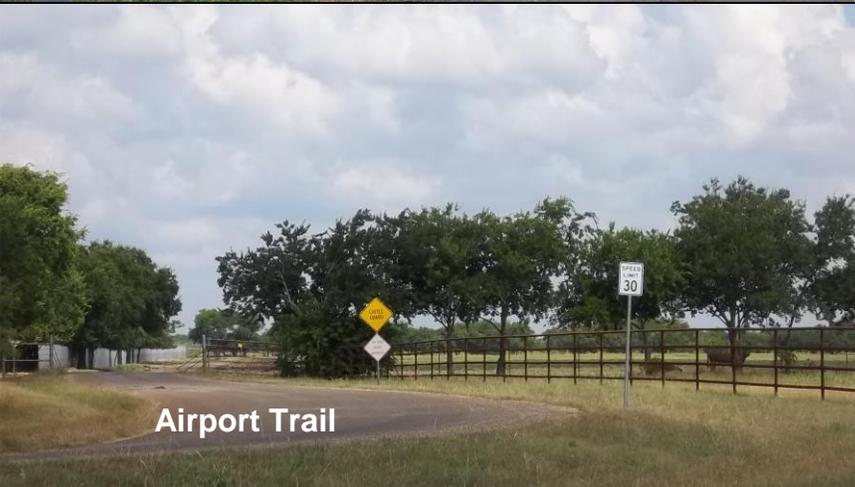
ATTACHMENTS:

- Site and Surrounding Property Photos
- Location map with Aerial
- Zoning Map
- Future Land Use and Character Map
- Utility Map
- Notification Map
- Applicant's Medical Hardship Letter
- Survey
- Proposed HUD Code Manufactured Home

SURROUNDING PROPERTY AND USES:

The following table shows the subject property, existing zoning and current land uses:

Direction	Zoning	Current Land Use	Photo
Subject Property	AG	Agricultural & Rural Residential	 <p>Pepper Creek Rd</p>
			
			 <p>Airport Trail</p> <p>Pepper Creek Rd</p>

Direction	Zoning	Current Land Use	Photo
East	AG	Agricultural	 <p>Pepper Creek Rd</p>
West	AG & LI	Agricultural & Airport	 <p>Airport Trail</p>
South	AG	Agricultural	 <p>Airport Trail</p> <p>Pepper Creek Rd</p>

Direction	Zoning	Current Land Use	Photo
			
North	AG	Agricultural	



Special Permit

AERIAL MAP

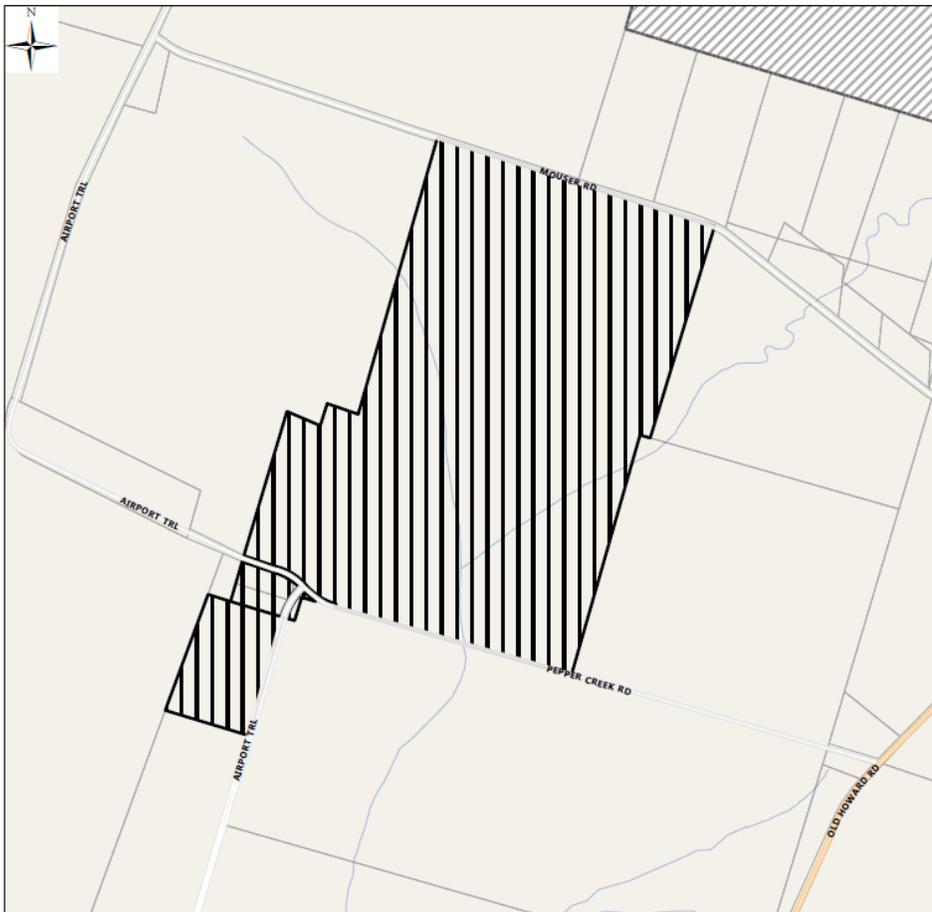
Zoning Case :
Z-FY-16-37

Address :
3205/3265 Airport Trail

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

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

tlyerly
Date: 6/30/2016



Special Permit

Zoning Case :
Z-FY-16-37

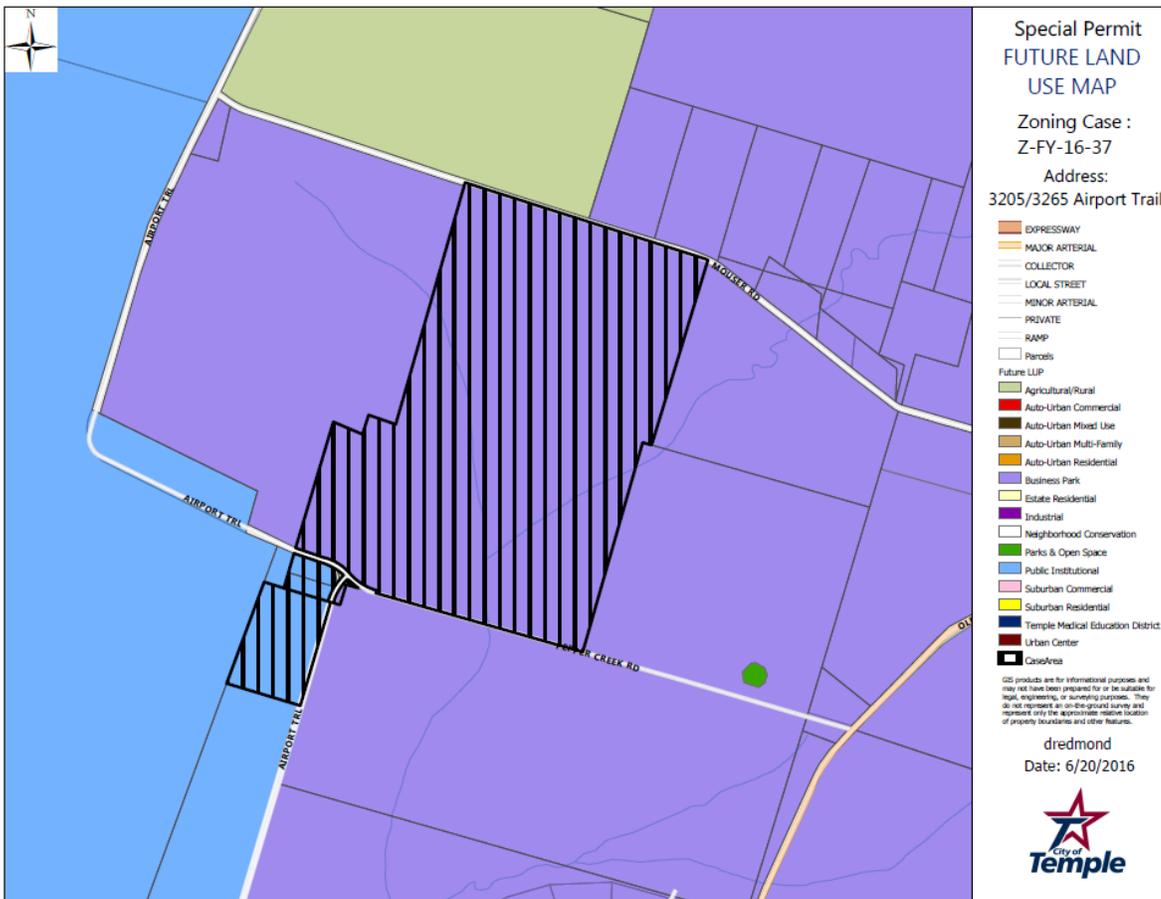
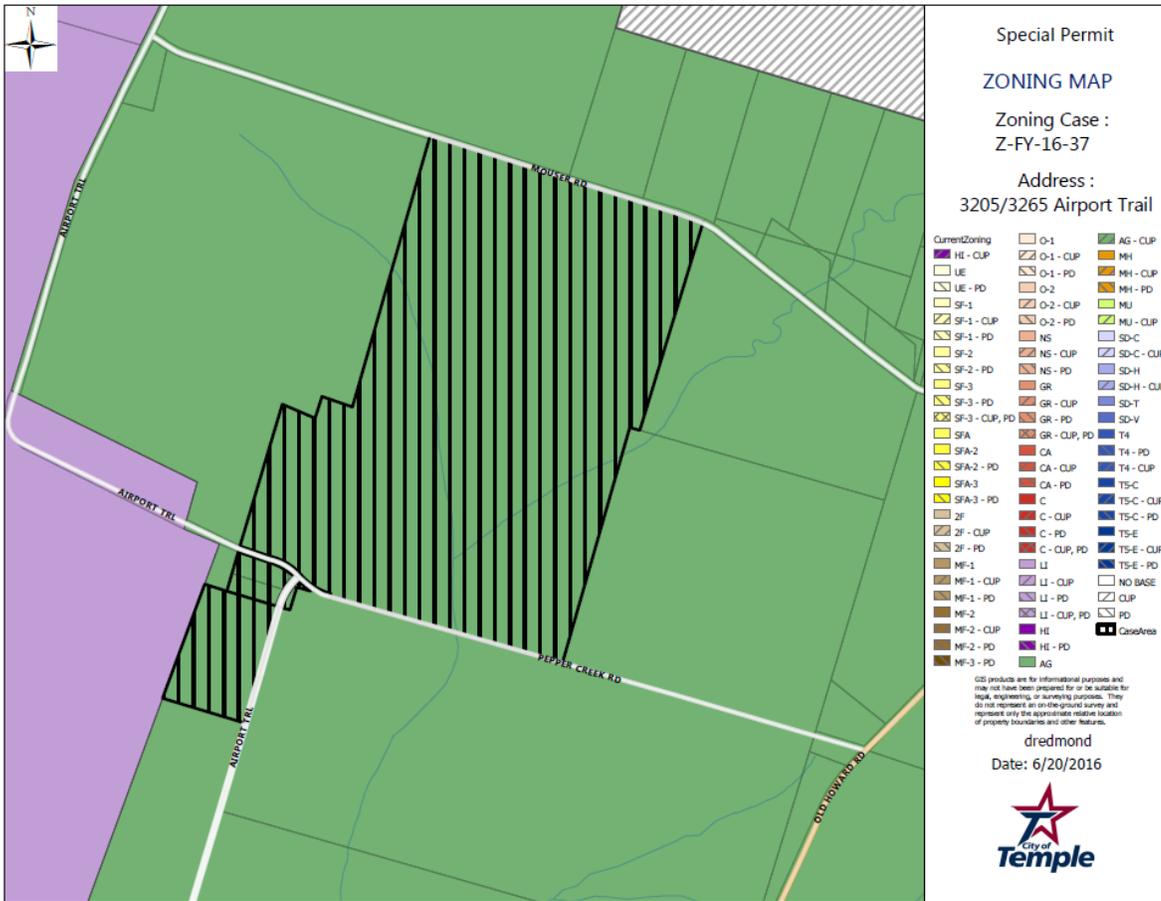
Address :
3205/3265 Airport Trail

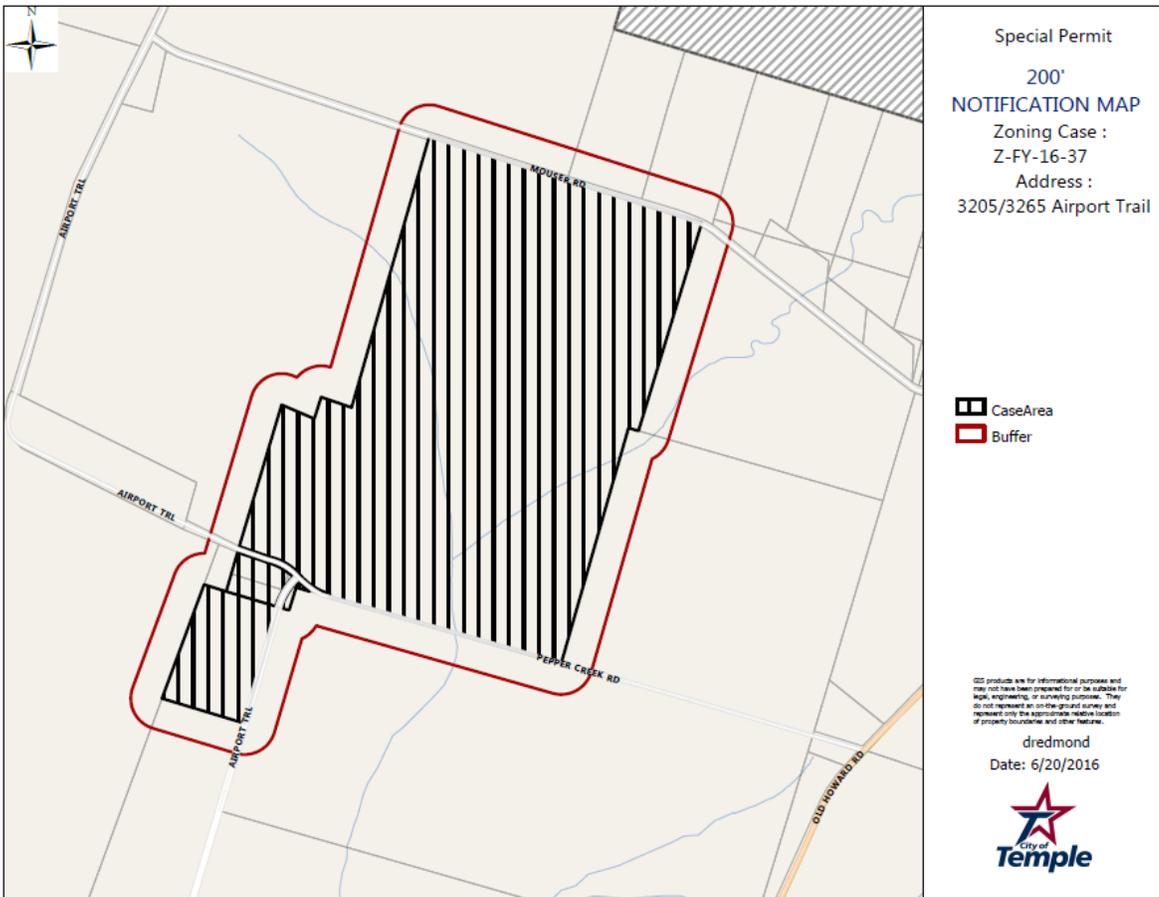
- CaseArea
- Buffer

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

dredmond
Date: 6/20/2016









May 20, 2016

City of Temple Planning Department
Attention: Brian Chandler, AICP
Director of Planning

Medical Hardship attestation:

Dear City Official,

This letter is written as a letter of medical hardship for Roy E Smith, DOB- 08-03-1931.

He is 84 years of age and living with his wife who is 82 years old in Mississippi. He and I have met on several occasions and I have conducted a medical interview. He has developed several hardships that are common for this age, to include difficulties with vision, physical stamina, endurance and coordination. I believe he will benefit from moving to the Temple area near his family who can assist him in these areas of need, while still living in a rural environment.

Please contact me if I can be of any assistance.

A handwritten signature in blue ink, appearing to read 'E. Don Parker Jr MD'.

E. Don Parker Jr MD

Diplomate, American Board of Family Medicine

Assistant Professor of Family Medicine

Texas A&M University Health Science Center

"Things Are Different Here"

SCOTT & WHITE CLINIC
An Association Affiliated
With Scott and White
Memorial Hospital and
Scott, Sherwood and
Brindley Foundation

THE TEXAS A&M UNIVERSITY SYSTEM
HEALTH SCIENCE CENTER
COLLEGE OF MEDICINE,
TEMPLE CAMPUS

BELTON CLINIC

1505 North Main Street

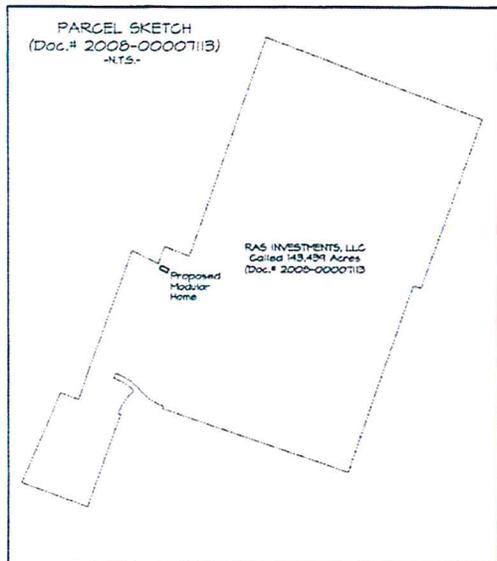
Belton, Texas 76513

254-933-4040

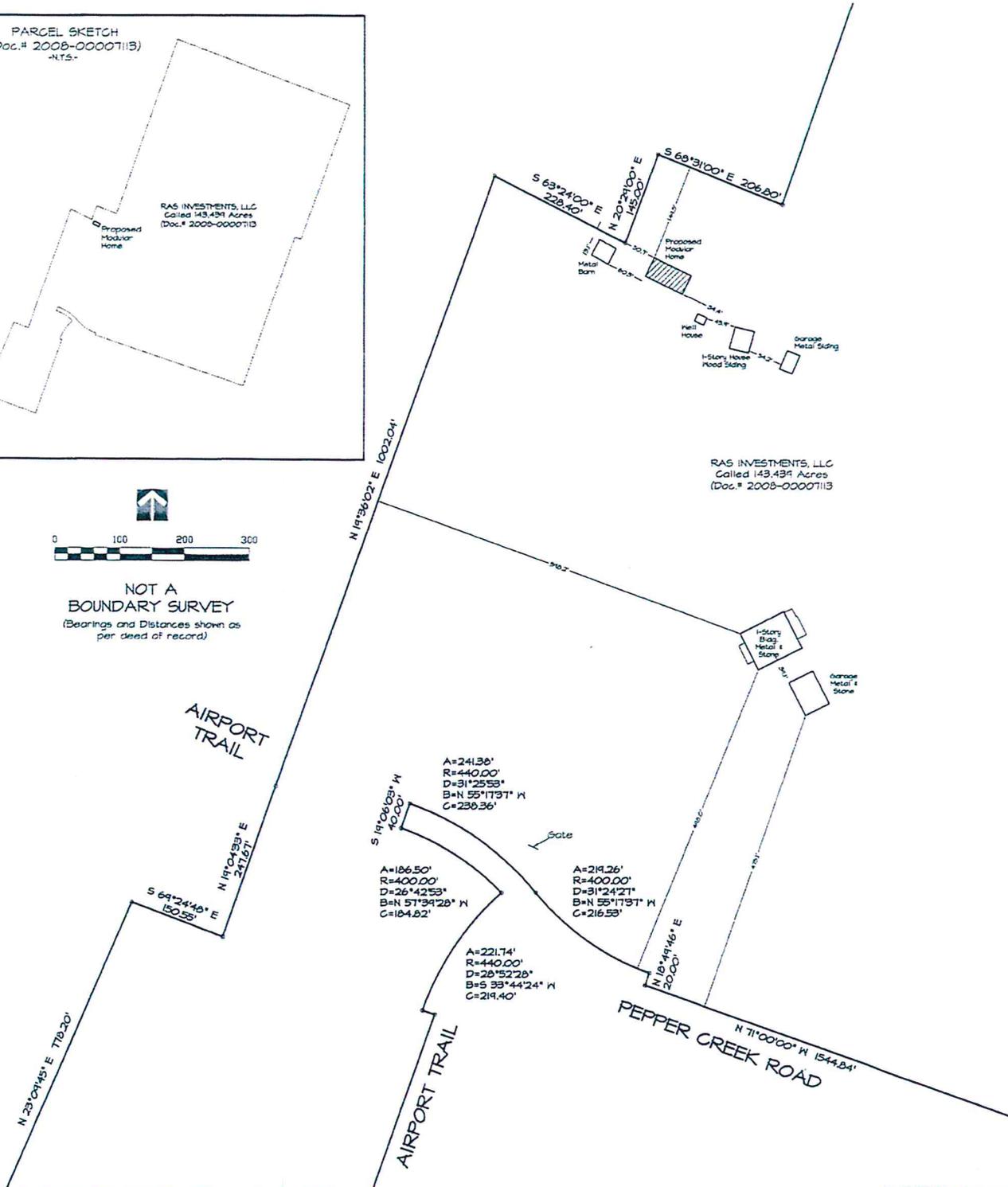
Internet Home Page: <http://www.sw.org>

PLOT PLAN

Exhibit showing Called 143.439 ARES, situated in the P. M. MERCER SURVEY, ABSTRACT NO. 553, Bell County, Texas, according to the deed of record in Document Number 2008-00007113, Official Public Records of Real Property, Bell County, Texas.



NOT A
BOUNDARY SURVEY
(Bearings and Distances shown as
per deed of record)



Copyright 2006 All County Surveying, Inc.



1303 South 21st Street
Temple, Texas 76704
254-718-2712 Killian 254-634-4636
Fax 254-714-7608
Tx. Firm Lic. No. 10023600

PLOT PLAN
Exhibit showing Called 143.439 ARES, situated in the P. M. MERCER SURVEY, ABSTRACT NO. 553, Bell County, Texas, according to the deed of record in Document Number 2008-00007113, Official Public Records of Real Property, Bell County, Texas.

Plot Date: 05-20-2010
Survey Completed: 05-11-2010
Scale: 1" = 100'
Job No.: 140214.4
Dwg No.: 140214.02
Drawn by: MS
Surveyor: CCL M&N



See Visit
Southern Star
Developer

RVL32603B - The Brazos

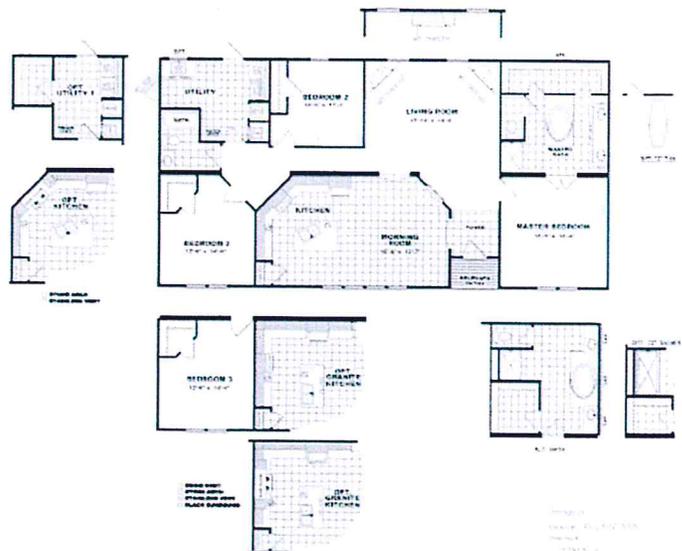
1,775 Sq Ft - 3 Bedroom, 2 Bath

Marion Hill
Developer



HOME BUILDER

(254) 772-1808



[Floorplan](#)

[Drop Sheet / Pier Diagram](#)

[Bank Package](#)

© 2016 Clayton Homes Waco II
7001 Imperial Dr | Waco, TX 76712 | 254-772-1808
[Map](#) | [Contact](#)

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INSTRUCTIONS FOR A BEAUTIFUL HOME:



JUST ADD NOTHING!

Although we offer a wide range of upgrades, our homes are built standard with features that most home builders consider upgrades – or may not even offer. Features that make your home strong, safe, efficient, AND BEAUTIFUL!

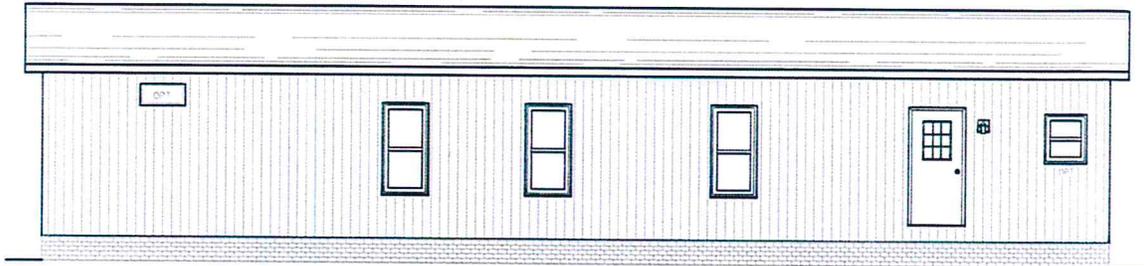
STANDARD FEATURES

1. 1/2" Painted Tape and Texture Walls Throughout (except off bedrooms closets, pantries, & linen closets)
2. Painted Feature Walls
3. Low E Gridded Vinyl Thermopane Windows
4. LP Smart Side Siding with Vapor Barrier
5. 8 1/2' Sidewall Height - Flat Ceilings
6. Wood Closet and Pantry Shelving
7. 6" Grouted Tumbled Stone Backsplash in Kitchen
8. 3" Grouted Bathroom Backsplash
9. 3" x 1/2" MDF Molding Throughout
10. Recessed Can Lighting in Kitchen, Dining Room and Hallways
11. Return Air Jump Ducts
12. China Bath Sinks with Pop Up Valves
13. Elongated Toilets
14. Metal Faucets Throughout
15. Upgrade Lighting in Baths
16. 13" Dome Bedroom Light Fixtures
17. Double 2x4 Marriage Walls
18. Hardi Fascia & Soffit
19. 36" Steel Front Door with Storm Door
20. 9- Lite Cottage Rear Door
21. R21-II-II Insulation
22. Arched Shower Rod With Curtain
23. Individual Shut-Offs Throughout
24. Plumb For Icemaker
25. Exterior GFI Receptacle - Rear
26. 19/32" OSB Floor Decking
27. Vinyl Foyer Entry
28. 7/16" 5.5 Lb Rebond Pad
29. 1" Vinyl Mini Blinds Throughout
30. 32" Interior Passage Doors
31. Residential Door Stops
32. Textured Ceilings
33. Six Panel Interior Doors
34. 18 CF FF Refrigerator
35. 2x4 Exterior Walls 16" O.C.
36. Keyed Alike Locks and Deadbolts
37. 30" Electric Range
38. Kitchen Island (where available)
39. Stainless Steel Sink With Sprayer
40. Raised Panel MDF Cabinet Doors With 3/4" Stiles
41. Heavy Duty Hidden Hinges
42. Utility Room Door
43. 30" Lined Overhead Cabinets
44. Center Base Shelves
45. 12" Eaves
46. Upgrade Cabinet Hardware
47. 40 Gallon Electric Water Heater
48. Wire & Brace For Fan With Double Switches in MBR & LR
49. Drawer Bank in Most Baths
50. Towel and Tissue Holders

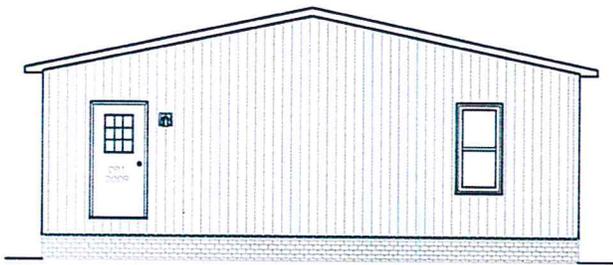
& MUCH MORE!

Waco II

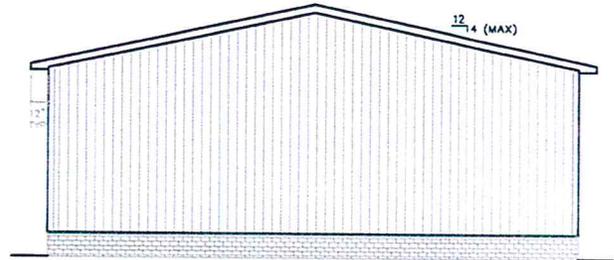




REAR ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



FRONT ELEVATION

OLD DRAWING NUMBER: 32M422

1776 SQ.FT. (STD PLAN "CONDITIONED")

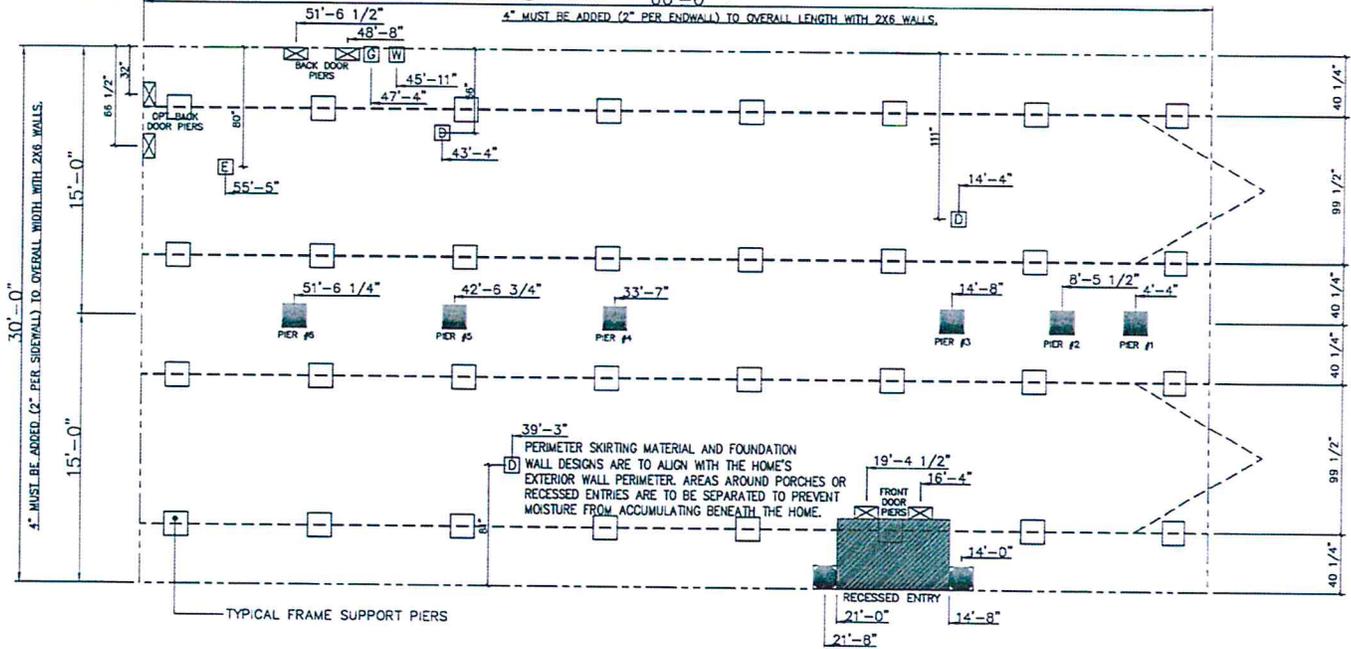
N/A SQ.FT. (W/OPT. PORCH/RECESS "CONDITIONED")

CMH MANUFACTURING	Model #	RV-32603A	Drawn #	32M422
	Product Designer	BRANDON BARNARD	Scale	N/D
		32 x 60' Rio Vista		
ELEVATION				

PRINTED: 7-16-09 8:29:01 PM

20 lb ROOF LOAD SIDEWALL OPENING PIER LOAD 32' BOX WIDTH	SIDEWALL OPENING (FT)					
	REQUIRED PIER LOAD (LBS)					
	3	4	5	6	8	10
	1244	1413	1581	1750	2088	2425

*FOR 30 lb & 40 lb ROOF LOAD REFER TO TABLES 7b & 7c IN THE INSTALLATION MANUAL.



Required Pier Load for 20lb. Roof Load

COLUMN PIER #	COLUMN LOADS (in pounds)
PIER #1	1328
PIER #2	1328
PIER #3	4656
PIER #4	4656
PIER #5	2416
PIER #6	2416

Required Pier Load for 30lb. Roof Load

COLUMN PIER #	COLUMN LOADS (in pounds)
PIER #1	2838
PIER #2	2838
PIER #3	7275
PIER #4	7275
PIER #5	4287
PIER #6	4287

GENERAL NOTES:

- PIER LOADS SHOWN ARE TO BE USED TO SIZE THE FOOTINGS BELOW THE MARRIAGEWALL FOR COLUMN SUPPORT PIERS. REFER TO TABLES 6b AND 6c IN THE INSTALLATION MANUAL FOR LOAD ON FRAME PIER FOOTINGS FOR HOMES THAT DO NOT REQUIRE PERIMETER BLOCKING. REFER TO TABLES 7b AND 7c IN THE INSTALLATION MANUAL FOR LOAD ON FRAME PIER FOOTINGS THAT REQUIRE PERIMETER BLOCKING. REFER TO TABLES 10 AND 10a TO DETERMINE FOOTING SIZE FOR ALL PIERS.
- REFER TO TABLE 9 FOR PIER CONFIGURATION AND MAXIMUM ALLOWABLE HEIGHTS. CROSS REFERENCE THE PIER HEIGHT WITH THE MAXIMUM ALLOWABLE FLOOR HEIGHT LISTED IN THE FRAME TIEDOWN CHARTS (TABLE 18, 19, AND 20).
- FLOOR WIDTH SHOWN IS FOR STANDARD PRODUCT ONLY. CONTACT THE MFG PLANT FOR SPECIFICATIONS OF OPTIONS ORDERED.
- SERVICE DROP LOCATIONS IDENTIFIED ARE APPROXIMATE.
- THE MAXIMUM SPACING FOR 8" I-BEAMS IS 8 FEET, 10" & 12" I-BEAMS ARE 10 FEET.

PIER LEGEND	
□	SUPPORT UNDER MATING OPENING
■	SUPPORT AT MATING COLUMN
▣	SUPPORT UNDER MATING WALL
■	PIER PORCH/RECESSED ENTRY
□	PIER MAIN BEAM
▣	PIER PERIMETER

SERVICE DROP LEGEND	
E	ELECTRICAL DROP
W	WATER INLET
D	DWV PLUMBING DROP
G	GAS INLET

OLD DRAWING NUMBER: 32M036
 1775 SQ.FT. (STD PLAN "CONDITIONED")
 N/A SQ.FT. (W/OPT. PORCH/RECESS "CONDITIONED")

CMH MANUFACTURING	Model # RVL32603A	Drawn # 32M422
Product Designer: BRAUDON BARNARD	Director: [blank]	Drawn: [blank]
32' x 60' Rio Vista		

PIER LOADS



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

07/07/16
Item #3
Regular Agenda
Page 1 of 3

APPLICANT: Chuck Lucko, All County Surveying

DEPARTMENT / DIVISION SUBMISSION & REVIEW: Dessie Redmond, Planner

ITEM DESCRIPTION: P-FY-16-40 Consider and take action on the Final Plat of Long View Estates, a 13.06 +/- acre, 13-lot, 1-block residential subdivision, situated in the Henry Millard Survey, Abstract No. 552, Bell County, Texas, located northwest of Old Howard Road and east of Cedar Creek Road in Temple's northwestern extraterritorial jurisdiction (ETJ).



On south boundary looking north across subject property.

STAFF RECOMMENDATION: Staff recommends approval of the Long View Estates Final Plat.

ITEM SUMMARY: The boundaries for this final plat match those of the Long View Estates Preliminary Plat that was approved by the Planning & Zoning (P&Z) Commission at its June 20, 2016 meeting. This plat is located in the ETJ and therefore, is not subject to the city's zoning standards. However, it is subject to Bell County (the County) regulations. The County required a preliminary plat

submittal prior to the final plat. According to Stephen Eubanks, Bell County Engineers Office, the County cannot approve a final plat without certification of water availability. The County recommended the applicant submit a preliminary plat first in order to provide the applicant some assurance that a final plat would be approved (with the approval of the preliminary plat) prior to incurring the cost of constructing the waterline. Construction documents for the expansion are available for review in the Planning Department.

The property is mostly undeveloped and rural with one single-family residence located on the northeast side of the property. The property's access is from Cedar Creek Road, which is currently designated as a local street; therefore, no sidewalks are required. The Thoroughfare Plan proposes a new alignment to Cedar Creek Road and also designates it as a minor arterial. The new alignment will not front the subject property. There are no trails planned in the area.

There are no existing city public facilities because the subject property is located in the ETJ. The lots will be serviced by on-site sewage facilities (septic systems). A Bell County Public Health District Certificate signature block is on the plat. This certifies that Bell County Public Health District is the licensing authority for on-site sewage disposal and that the subject property meets or exceeds the minimum standards.

The applicant submitted a letter from Pendleton Water Supply Corporation stating that Pendleton is in the process of expanding their water services and it currently services the existing single-family residence on the property. When completed, the expansion will have adequate supply for the proposed 13 lot subdivision.

Per the Unified Development Code (UDC) Section 8.1.3 B explains that fire hydrant exceptions for property in the ETJ may be granted administratively if they meet all of the following criteria:

1. The proposed plat is not within the City's fire district;
2. The City does not provide water service to the area proposed for platting; and
3. The City has not set forth plans to annex the area proposed for platting in the City's Municipal Annexation Plan.

The request meets all three criteria; therefore, no fire hydrants are required.

Per the UDC Section 8.3.1 C park fees in the ETJ are required if the development is within one mile from existing city limits and the subdivision creates nine or more lots. The proposal is within one mile of the city limits and proposes to create 13 lots. Therefore, park fees will be required at \$225 per single family dwelling for a total of \$2,925. This amount will be due prior to the recordation of the final plat.

The Planning & Zoning Commission (P&Z) is the final authority for determining approval or denial for this preliminary plat.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Vicinity Aerial

Aerial

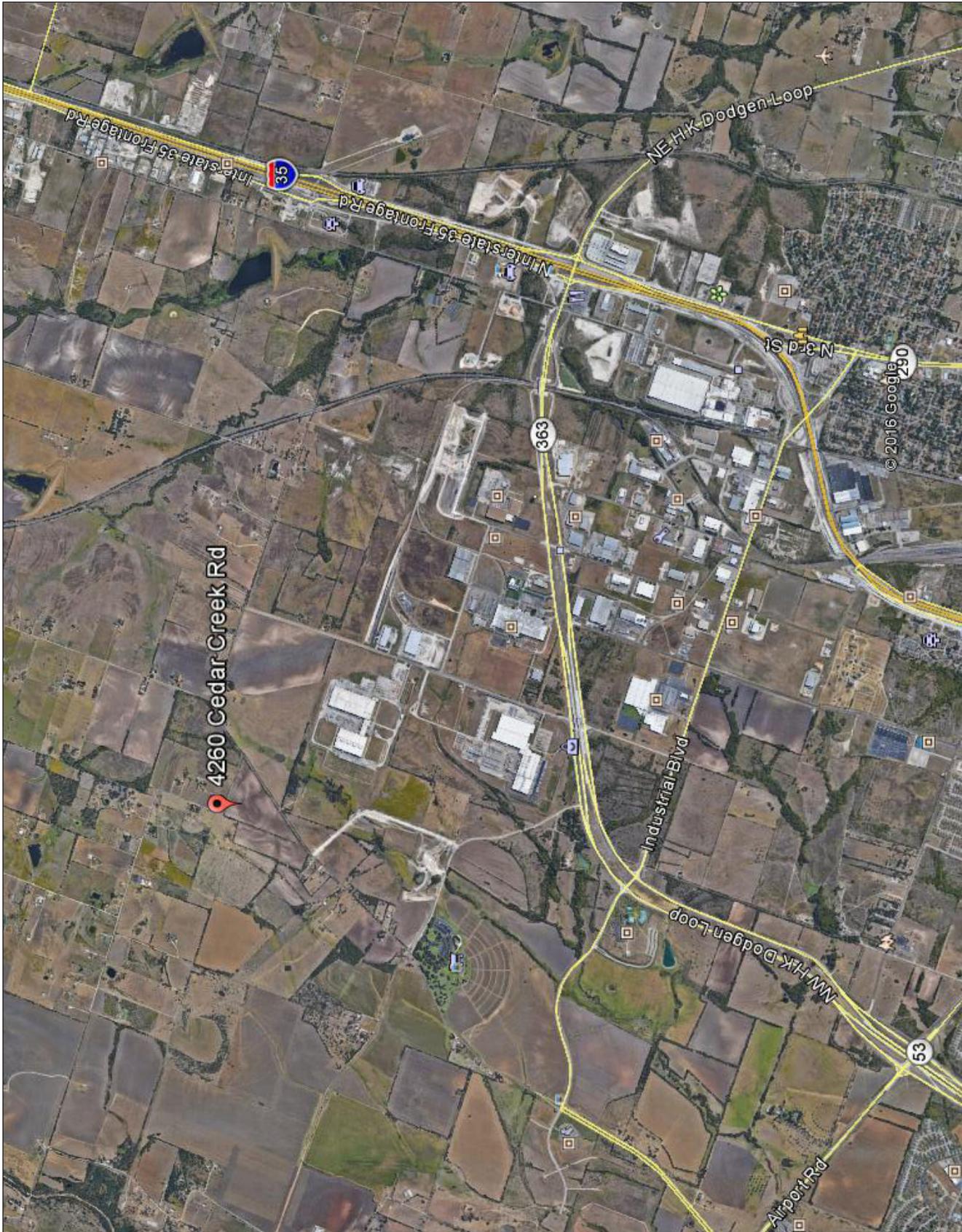
Thoroughfare Plan

Preliminary Plat

Topo / Utility Plan

Pendleton Water Supply Letter

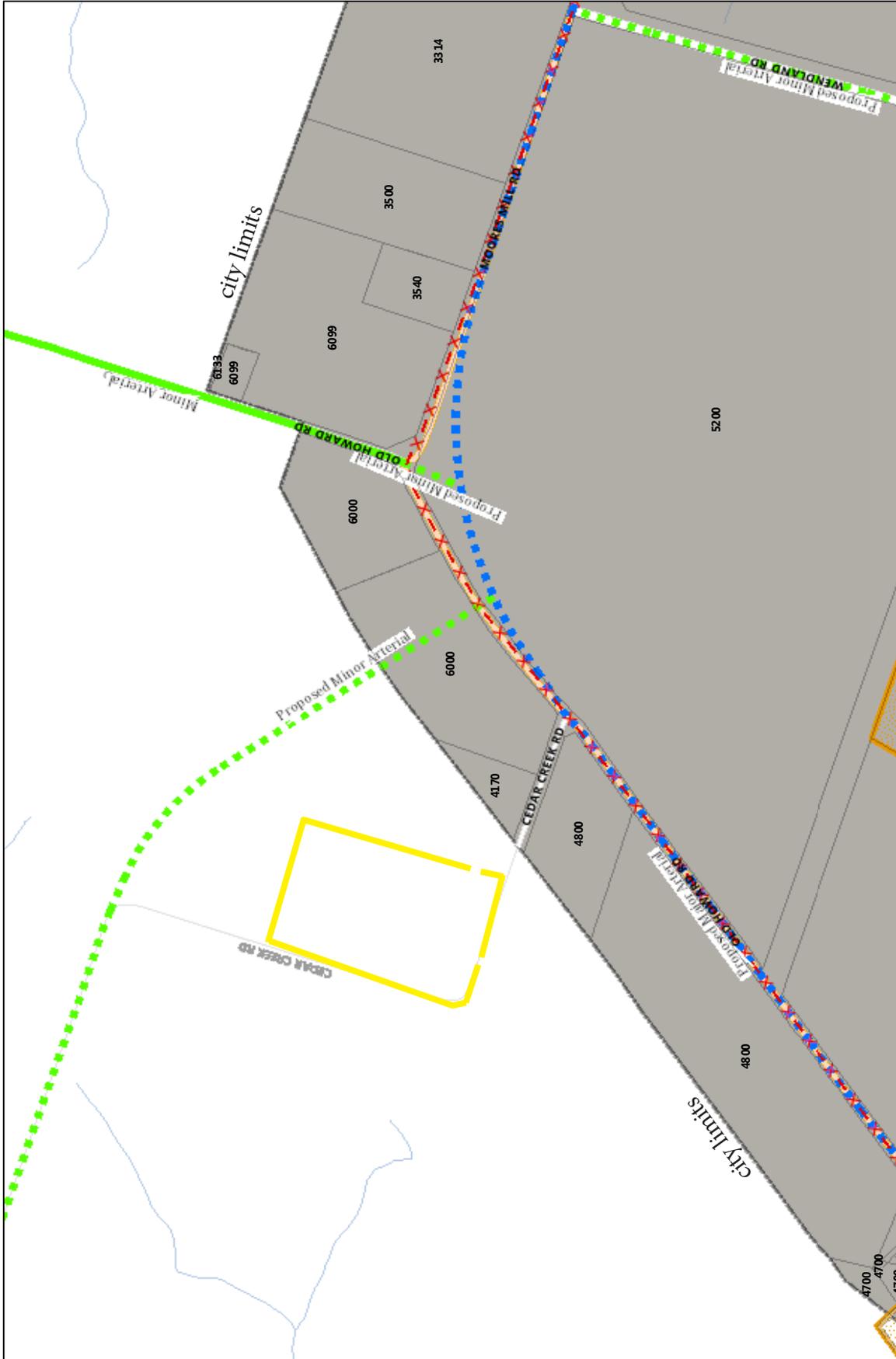
Request for Fire Hydrant Waiver



Vicinity Aerial (Google Earth Image)



Aerial (Google Earth Image)



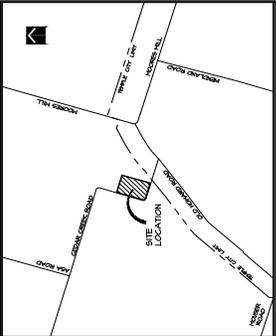


LONG VIEW ESTATES
 A SUBDIVISION WITHIN THE E.T.J. OF THE
 CITY OF TEMPLE, BELL COUNTY, TEXAS

ALL COUNTY SURVEYING, INC.

 1303 SOUTH 21ST STREET
 TEMPLE, TEXAS 76704
 P.O. BOX 254-1718
 P.O. BOX 254-1718
 TX, 76708-1718

DATE: 07-07-2016
 SHEET: 001 OF 001
 JOB NO.: 1605001
 DRAWING NO.: 1605001
 SURVEYOR: G. J. HARRIS



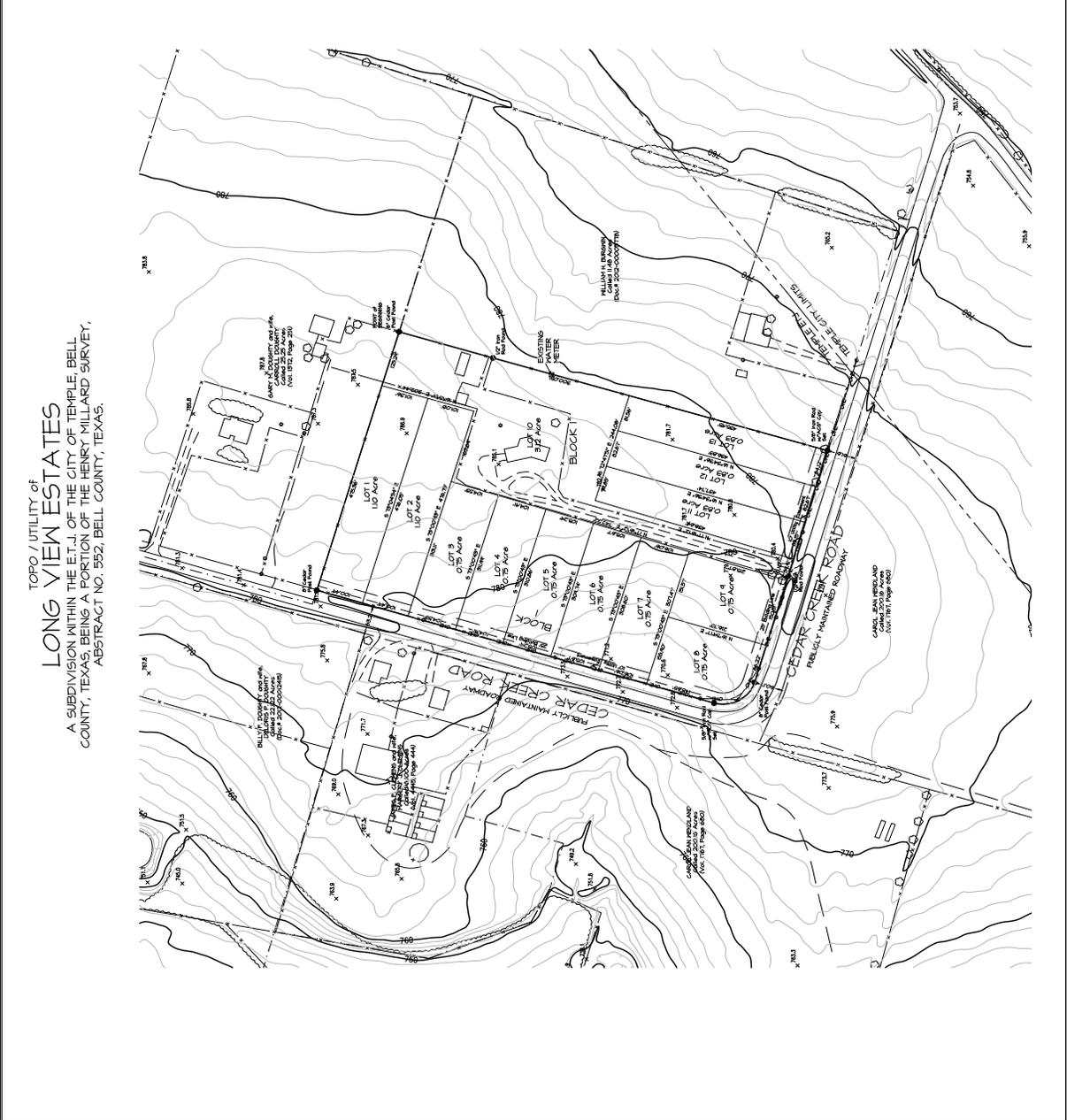
OWNER:
 BRANTLEY HOPES, LLC
 1303 SOUTH 21ST STREET
 TEMPLE, TEXAS 76704

LOTS - THIRTEEN (13)
 BLOCKS - ONE (1)
 AREA - 19.06 ACRES

NOTE:
 1. ALL PUBLIC ROADWAY AND EASEMENTS AS SHOWN
 ON THIS PLAN ARE THE PROPERTY OF THE CITY OF TEMPLE, TEXAS.

NOTES:
 1. ALL PUBLIC ROADWAY AND EASEMENTS AS SHOWN
 ON THIS PLAN ARE THE PROPERTY OF THE CITY OF TEMPLE, TEXAS.

THIS PROJECT IS REFERENCED TO THE CITY OF TEMPLE, TEXAS, AND IS SUBJECT TO THE CITY OF TEMPLE, TEXAS, ORDINANCES AND REGULATIONS. THE CITY OF TEMPLE, TEXAS, IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARDS OF THE SURVEYING INDUSTRY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARDS OF THE SURVEYING INDUSTRY. THE SURVEYOR'S LIABILITY IS LIMITED TO THE PROFESSIONAL STANDARDS OF THE SURVEYING INDUSTRY.



TOPO / UTILITY OF
LONG VIEW ESTATES
 A SUBDIVISION WITHIN THE E.T.J. OF THE CITY OF TEMPLE, BELL
 COUNTY, TEXAS, BEING A PORTION OF THE HENRY MILLARD SURVEY,
 ABSTRACT NO. 352, BELL COUNTY, TEXAS.

PENDLETON WATER SUPPLY CORPATION

P.O. BOX 100
PENDLETON, TEXAS 76564
254-773-5876

September 23, 2015

Re: Water Availability – East Cedar Creek Road, Temple TX

To Whom It May Concern:

Pendleton Water Supply Corporation supplies the water in the area of Cedar Creek Road, west of Old Howard Road. We currently have service to the existing home (proposed lot #10) and adequate supply for one additional lot. Additionally, we are in the process of expanding our service in the area of all the proposed lots. This expansion will have adequate supply for the proposed 13 lot subdivision located on Cedar Creek Road.

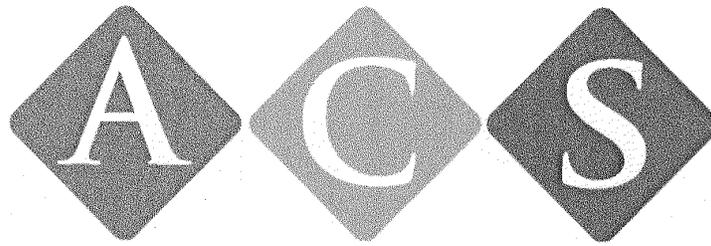
If you should have any question regarding this matter please call the number listed above.

Respectfully submitted,

PENDLETON WSC

By 
Velva Moody
Office Manager

“This institution is an equal opportunity provider and employer”



ALL COUNTY SURVEYING, INC
TX Firm No. 10023600

April 25, 2016
2 North Main Street
Temple, Texas 76501
ATTN: Dessie Redmond, Planner

Re: Request for "Fire Hydrant Waiver" – **Long View Estates**

Dear Ms. Redmond:

It is hereby desired by applicant to be allowed a "Fire Hydrant Waiver", in accordance with the City of Temple UDC Sect. 8.1.3B.

As per UDC Section 8.1.3B, fire hydrants will not be required in the City's Extraterritorial Jurisdiction (ETJ) when all of the following circumstances exist:

1. The proposed plat is not within the City's fire district;
2. The City does not provide water service to the area proposed for platting; and
3. The City has not set forth plans to annex the area proposed for platting in the City's Municipal Annexation Plan.

Thanks in advance for granting this waiver, and as the applicant, I wish to thank you in advance.

Respectfully,

Charles C. Lucko
President, All County Surveying, Inc.



PLANNING AND ZONING COMMISSION AGENDA ITEM

07/05/16

Workshop Agenda

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

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

Future Commission Projects	Status	Applicant	Project Mgr.
P-FY-15-27 - Consider and take action on the Final Plat of Legacy Ranch Phase Two, a 78.07 +/- acre, 156 lot, 8 block residential plat with 3 non-residential tracts (lots) subdivision, located at the northwest corner of FM 93 and FM 1741 (South 31st Street).	DRC 11/25/15 Awaiting Revisions from Applicant	All County Surveying	Tammy
P-FY-16-08 - Consider and recommend action for the Final Plat of Spurlock's Arbour Addition, in the southeastern ETJ, a 5.87 +/- acre, 2 lot, 1 block, residential subdivision, out of the MAXIMO MORENA SURVEY, Abstract No. 14, in Bell County Texas, with exceptions to UDC for fire hydrant and sidewalks (project manager look at exceptions on application), located south of Barnhart Road, west of State Highway 95, and north of State Highway 93.	Waiting for applicant's response to post- DRC comments	Advanced Surveying and Mapping	Dessie
P-FY-16-16 - Consider and take action on the Final Plat of Las Colinas Replat, 5+ acres, Lots 9, 10, & 11, Block 1, and Lots 13 & 14, Block 3, Las Colinas Subdivision, located at 1710 & 1719 Las Lomas Court & 1545, 1605, 1615 Altavista Loop.	DRC 2/04/16 Awaiting revisions from applicants	Mark Rendon	Tammy
P-FY-16-20 - Consider and take action on the Final Plat of Carriage House Trails, Phase II, 25.089 +/- acres, 73-lot, 4-block residential subdivision, situated in the Baldwin Robertson Survey, Abstract 17, Bell County, Texas, located south of Skyview, and north and northeast of Thicket Trail and Broken Shoe Trail	DRC 2/25/16 Awaiting response to Post- DRC comments	All County Surveying	Mark

Future Commission Projects	Status	Applicant	Project Mgr.
<p>P-FY-16-25 - Consider and take action on the Final Plat of Cedar Ridge Crossing II, a 32.40 +/- acre, 7-lot, 1-block non-residential subdivision, situated in the Sara Fitzhenry Survey, Abstract 312, Bell County, Texas, located on the north side of the intersection at State Highway 36 and Moffat Road.</p>	<p>Waiting on Applicant's response to Post-DRC comments</p>	<p>All County Surveying</p>	<p>Dessie</p>
<p>P-FY-16-27 - Consider and recommend action on the Preliminary Plat of Circle C Ranch Estates, a 72.49 +/- acres, 51-lot, 3-block, residential subdivision, situated in the Lewis Walker Survey, Abstract 860, Bell County Texas, located in Temple's western ETJ at the southeast corner of Sparta Loop and Sparta Road, west of FM 439.</p>	<p>DRC 3/24/16 Awaiting Revisions</p>	<p>Clark & Fuller</p>	<p>Tammy</p>
<p>P-FY-16-35 – Consider and take action on the Minor Plat for Temple Industrial Park 25 for Lot 1, Block 1, R.C. Moore Survey, Abstract No. 581, on 4.483 +/- acres, located at 3600 Range Road.</p>	<p>Waiting for revisions</p>	<p>Ralph Roberts on behalf of Grady Jenkins</p>	<p>Tammy</p>
<p>P-FY-16-37 - Consider and take action on the Amending Plat of Ashcraft Acres, a 6.75 +/- acres, 2-lot, 1-block, residential subdivision, out of the Maximo Moreno Survey, Abstract No. 14, in Bell County, Texas, located north of Stallion Road and east of Rabbit Road in Temple's Southeastern ETJ, 5549 Rabbit Road.</p>	<p>Waiting for revisions</p>	<p>Advanced Surveying & Mapping</p>	<p>Dessie</p>
<p>P-FY-16-38 - Consider and take action on the Amending Plat of The Duce, a 1.042 +/- acres, 1-lot, 1-block, residential subdivision, situated in and being a part of the J.M. Porter Survey, A-648, Bell County, Texas and being all of the called Lot 17 and Lot 18, Block 1 of North Nolan Estates, located in Temple's Western ETJ, north of Stacey Drive, east of Mountain View Trail, south of the intersection of Jamie Drive and Duce Spur, 1807 & 1815 Duce Spur, Belton, Texas</p>	<p>DRC 6/09/16</p>	<p>Pedro Quintero</p>	<p>Tammy</p>
<p>X-FY-16-10 - Consider a Voluntary Annexation Petition for a portion of the existing right-of-way of Dubose Road (a publicly maintained roadway) situated in the William Frazier Survey, Abstract No. 310, Bell County, Texas.</p>	<p>City Council 6/2/16 Request 1st Rdg 7/21/16</p>	<p>City of Temple</p>	<p>Mark</p>

Future Commission Projects	Status	Applicant	Project Mgr.
<p>Z-FY-16-35 - Hold a public hearing to consider and recommend action on property zoned Planned Development - General Retail (PD-GR), amending Ordinance No. 2002-3840 to consider a Conditional Use Permit (C.U.P.) to allow and construct a 5,000 square foot office warehouse on Lot 1, Block 1, Lake Belton Plaza Phase II, located at 37 Morgan's Point Road.</p>	<p>Pending 1st Rdg at City Council--Waiting on revised site plans and draft joint Use Access Agreement</p>	<p>Reuben Marek</p>	<p>Mark</p>

City Council Final Decisions	Status
<p>Z-FY-16-21: Consider adopting an ordinance authorizing a rezoning from Single Family Three - Planned Development (SF-3-PD) District to General Retail (GR) District on Lots 4-7, 21-25, Block 13, Hilldell Estates, located at 18 South Pea Ridge.</p>	<p>APPROVED at 2nd Reading on June 16, 2016</p>
<p>Z-FY-16-22: Consider adopting an ordinance authorizing a rezoning from Agricultural (AG) district to General Retail (GR) district on 0.993 +/- acres of land situated in and being a part of the Baldwin Robertson Survey, A-17, Bell County, Texas, located east of State Highway 317 and south of Tarver Drive, addressed as 6401 State Highway 317.</p>	<p>APPROVED at 2nd Reading on June 16, 2016</p>
<p>Z-FY-16-24: Consider adopting an ordinance authorizing a rezoning from Agricultural (AG) to General Retail (GR) on 8.436 +/- acres of land, situated in the Maximo Moreno Survey, Abstract 14, Bell County, Texas, located at 4350 South 5th Street, Temple, Texas.</p>	<p>APPROVED at 2nd Reading on June 16, 2016</p>
<p>Z-FY-16-25: Consider adopting an ordinance authorizing rezoning from Multifamily-2 (MF-2) to Office-2 (O-2) on .711 +/- acres of land, Lot 1, Block 1, Vandiver Subdivision, Bell County, 416 North 11th Street, Temple, Texas.</p>	<p>APPROVED at 2nd Reading on June 16, 2016</p>
<p>Z-FY-16-26: Consider adopting an ordinance authorizing a rezoning from Light Industrial (LI) district to Single Family One (SF-1) district on 1.88 +/- acres, out of the Redding Roberts Survey, Abstract No. 345, Bell County, Texas, located at 3221 West Avenue R.</p>	<p>APPROVED at 2nd Reading on June 16, 2016</p>
<p>Z-FY-16-27: Consider adopting an ordinance authorizing amendments Ordinance No. 2005-4025 for the existing Planned Development-General Retail District (PD-GR) with the Planned Development site plan for Lots 6 & 7, Block 1, Adam's Island Commercial Subdivision, for a new building with parking lot and sidewalks, new water and sewer services, and new storm sewer.</p>	<p>APPROVED at 2nd Reading on June 16, 2016</p>

City Council Final Decisions	Status
<p>Z-FY-16-28: Consider adopting an ordinance authorizing a rezoning from Single Family-One District (SF-1) to Two Family District (2F) for an existing duplex, on Pt 2 of Lot 2, Block 1, Roselawn Addition, located at 1408 and 1410 North 5th Street.</p>	<p>APPROVED at 2nd Reading on June 16, 2016</p>
<p>Z-FY-16-32: Consider adopting an ordinance authorizing a rezoning from Two Family (2F) District for the east 40 feet of Lots 1 and 2, Block 1, Fairview Addition (1401 and 1405 South 33rd Street), and from TMED T5-e located at 1404 South 31st Street to Planned Development District TMED T5-e (PD T5-e) to allow for a commercial parking lot to serve an existing business.</p>	<p>APPROVED at 2nd Reading on June 16, 2016</p>
<p>Z-FY-16-29: Consider adopting an ordinance authorizing a rezoning from Agricultural (AG) District to General Retail (GR) District on 4.889 +/- acres situated in the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located at 419 Hilliard Road.</p>	<p>APPROVED at 1st Reading on June 16, 2016</p>
<p>Z-FY-16-30: Consider adopting an ordinance authorizing a Conditional Use Permit (CUP) to allow a restaurant where less than 50% of the total gross revenue may be from the sale of all alcoholic beverages with on-premise consumption on Lot 2, Block 1, of the Shoppes on the Hill, Phase II Subdivision, located at 2320 South 31st Street, Suite 100.</p>	<p>APPROVED at 1st Reading on June 16, 2016</p>
<p>Z-FY-16-31: Consider an ordinance adopting a rezoning from Single Family-One District (SF-1) to Planned Development Single Family-One District (PD-SF-1) to allow continued use of existing secondary residential dwellings on Lot part of 4, 6, Block 4, Roselawn Addition, located at 1516 North 5th Street.</p>	<p>APPROVED at 1st Reading on June 16, 2016 with the carport staying on the property</p>

P&Z COMMISSION ATTENDANCE

2016															
	Jan 4	Jan 19	Feb 1	Feb 16	Mar 7	Mar 21	Apr 4	Apr 18	May 2	May 16	June 6	June 20	P	A	
Lydia Alaniz	P	P	P	P	P	P	P	P	P	P	P	P	12		
Tanya Mikeska-Reed	P	A	P	P	P	A	P	P	P	P	A	P	9	3	
Blake Pitts	A	P	P	P	A	P	A	P	P	A	P	P	8	4	
Patrick Johnson	P	P	P	A	P	P	A	P	P	A	P	A	8	4	
Omar Crisp	P	A	P	P	P	P	P	P	P	A	P	P	10	2	
David Jones	P	A	P	P	P	A	P	P	A	P	P	P	9	3	
Greg Rhoads	P	P	P	A	P	P	P	P	A	P	P	A	9	3	
Will Sears	A	A	P	P	P	A	P	P	P	P	A	P	8	4	
Lester Fettig	P	P	P	P	P	P	P	A	P	P	P	P	11	1	

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

not a Board member