

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
JULY 18, 2016, 5:15 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 18, 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 18, 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 July 5, 2016.

B. ACTION ITEMS

Item 2: [P-FY-16-23](#) – Consider and take action on the Final Plat of Kegley Crossing Addition, a 6.97 +/- acre, 6-lot, 2-block nonresidential subdivision, with a requested exception to Unified Development Code Section 8.5.2: Internal Streets, regarding a minor arterial extension across Block 1, Lots 2 through 5, situated in the NANCY CHANCE SURVEY, Abstract No. 5, situated in the City of Temple, in Bell County, Texas, located between Kegley Lane and South Kegley Drive, north of Charter Oak Drive.

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

The agenda for this meeting was posted on the bulletin board at the Municipal Building in compliance with the Open Meetings Law at 11:00 am on July 14, 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
JULY 5, 2016
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT
Chair David Jones

COMMISSIONERS:

Lydia Alaniz
Greg Rhoads
Lester Fettig

Patrick Johnson
Omar Crisp

PLANNING AND ZONING MEMBERS ABSENT:

Blake Pitts
Will Sears

STAFF PRESENT:

Brian Chandler, Director of Planning
Trudi Dill, Deputy City Attorney
Tammy Lyerly, 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 30, 2016 at 1:00 p.m. in compliance with the Open Meetings Law.

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

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

Invocation by Chair Jones; Pledge of Allegiance by Commissioner Rhoads

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of June 20, 2016.

Approved by general consent.

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.

Ms. Tammy Lyerly, Senior Planner, stated this item was scheduled to go forward to City Council on August 4, 2016.

Pepper Creek Road runs to the south of the property and Mouser Road to the north.

Zoning Map shown. The subject property is zoned Agricultural (AG) and the Unified Development Code (UDC) permits HUD Code Manufactured Homes for single-family uses.

The applicant requests a Temporary Special Permit for a HUD Code manufactured home for his elderly parents for a medical hardship. The requested Temporary Special Permit is for 143 +/- acres of property zoned Agricultural District (AG).

According to the City of Temple Code of Ordinance 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.

The applicant has provided a doctor's letter regarding the parents' condition, has been in touch with Bell County regarding a septic system (if approved), and meets all the requirements for this Temporary Special Permit.

This Temporary Special Permit has a maximum term of three years.

In accordance with the Code of Ordinances, City Council will review this request and, if approved, would be by Resolution which only requires one meeting. Normally, a rezoning request is approved by Ordinance and requires two meetings.

The Future Land Use and Character Map designate the subject property as Business Park. The request does not comply with this designation, but it does comply with the current agricultural and rural residential land uses of the surrounding properties (long term). The request is in partial compliance.

Water is provided through a well system and sewer will be through septic system.

Surrounding properties include Mouser Road to the north, Pepper Creek Road to the east, and AG properties to the south.

Survey and HUD Code Manufactured Home specifications shown.

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

The applicant's request is in compliance with the Thoroughfare Plan, surrounding uses and zoning, and public facilities are available to serve the property. The request is in partial compliance with the Future Land Use and Character Map.

Staff recommends approval of the requested Temporary Special Permit.

Ms. Lyerly explained the applicant would be required to go through the system again once the three year term has ended. This type of request is approved by City Council by Resolution and the Code of Ordinances specifies it requires a public hearing at P&Z Commission as well as City Council. Planning Staff would track the three year term through One Solution program.

Ms. Lyerly clarified that the designation of Business Park is in accordance with the adopted *Choices '08* Comprehensive Plan for that area.

Mr. Brian Chandler, Director of Planning, added that this was for a long range future land use plan because of the proximity between the airport and existing business parks.

Ms. Lyerly further explained that the UDC allows for a manufactured home to be put in an AG district but only for single family uses. If a tract of land is larger than three acres it has to be divided up into tracts if there is more than one residential use requested. Normally, an applicant would go through the platting process to divide the property into more than one tract of land in order to be in compliance with the zoning ordinance.

Because of the special medical hardship the applicant is requesting, he does not need to go through the platting process. However, the applicant may decide in the next three years to go through the platting process to divide the property into more lots.

Another option is to go through the rezoning process and take the AG zoning out and apply for a residential district. Again, considering the medical hardship, this process seemed to be the most appropriate process.

Chair Jones opened the public hearing.

There being no further speakers, the public hearing was closed.

Commissioner Crisp made a motion to approve Item 2, **Z-FY-16-37**, as presented, and Commissioner Rhoades made a second.

Motion passed: (6:0)

Commissioners Sears and Pitts absent

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.

Ms. Dessie Redmond, Planner, stated that the P&Z Commission is the final authority since the applicant has not requested any exceptions from the UDC.

The subject property is proposed for a residential subdivision, is currently undeveloped with one single family residence located on the northeast side of the property.

The Planning & Zoning Commission approved the preliminary plat at the June 20, 2016 meeting and this is the final plat.

The subject property is located in the extraterritorial jurisdiction (ETJ) and is subject to Bell County regulations, not city zoning regulations.

The County recommended a preliminary plat since the County could not approve a final plat without certification of water availability. The preliminary plat provided assurance to the applicant for approval of a final plat prior to incurring any costs of constructing the water line.

Vicinity map shown.

City public facilities (water and sewer) are not available because the subject property is not located within city limits. The proposed 13 lots will be serviced by on-site sewage facilities (septic systems) and the Bell County Public Health District is the regulatory body for septic system standards.

The Pendleton Water Supply Corporation currently has one water line servicing the existing single family residence and is in the process of expanding water services to provide water to the proposed 13 lots. Bell County is requiring completion of that expansion prior to approval of the final plat.

Fire hydrants are not required because the property meets three criteria of the UDC, Section 8.3.1:

1. The subject property is not within the City's fire district;
2. The City does not provide water service to the area; and
3. There are no City plans to annex the area.

The Fire Marshal has confirmed these requirements. If an emergency arises, the Troy Volunteer Fire Department and the Temple Fire Department have a Mutual Aide agreement which means the Temple Fire Department can be called to provide assistance.

Park fees are required for this plat since the property is located within one mile of city limits and it creates nine or more lots (this request is for 13 lots). Park fees in the amount of \$2,925 (\$225 per lot) would be required prior to recordation.

Cedar Creek Road abuts the subject property on two sides (west and south).

Topo/utility map is shown.

Staff recommends approval for the Long View Estates Final Plat.

A public hearing is not required.

Vice-Chair Johnson made a motion to approve Item 3, **P-FY-16-40**, and Commissioner Fettig made a second.

Motion passed: (6:0)

Commissioners Sears and Pitts absent

There being no further business, the meeting was adjourned at 5:56 p.m.

Respectfully submitted,
Leslie Evans

**PLANNING AND ZONING COMMISSION
TUESDAY, JULY 5, 2016
5:00 P.M.
WORK SESSION**

PLANNING AND ZONING MEMBERS PRESENT

Chair David Jones

COMMISSIONERS:

Lydia Alaniz
Omar Crisp
Patrick Johnson

Greg Rhoads
Lester Fettig

PLANNING AND ZONING MEMBERS ABSENT:

Will Sears
Blake Pitts

STAFF PRESENT:

Brian Chandler, Director of Planning
Trudy Dill, Deputy City Attorney
Tammy Lyerly, 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 roundabout workshop presentation will need to be scheduled during August due to conflicting schedules.

Chair Jones was interested in knowing about criteria specifics and how it was decided whether they would be implemented or not.

Mr. Chandler stated a roundabout is proposed for the TMED as opposed to a regular signalized intersection. Mr. Chandler will check with the Public Works Department to see if they can attend the future workshop for the presentation.

Discussion about criteria and defined methodology used for road decisions which could also be a possible future topic for presentation.

A Temporary Special Permit has been requested which has not been requested since approximately 1999. Mr. Chandler explained the Temporary Special Permit is good for three years and is for a manufactured home. In three years, if needed, the applicant would need to come back and renew the Permit.

Planning is responsible for tracking the Permit and renewal date.

Commissioner Crisp brought up the issue of how expensive it could be should the applicant no longer need the manufactured home and Ms. Dill added that is probably why this is an uncommon request.

This area is close to where Commissioner Crisp lives and he has concerns about the use as originally intended.

Ms. Redmond explained Cedar Creek Road is designated as a collector.

Commissioner Crisp does not want to see a lot of driveways along Cedar Creek Road in the future if it can be prevented.

Ms. Redmond indicated Cedar Creek Road is designated as a collector in the Thoroughfare Plan and is proposed to be realigned. She also stated the P&Z Commission approved the Preliminary Plat of Long View Estates at the last meeting; tonight is the final plat which is the same as the preliminary. The County recommended the preliminary plat which is why both are coming forward.

Mr. Chandler stated Tanya Mikeska-Reed has moved and no longer in the city limits which means she is ineligible to continue serving. City Council is working on filling the position. Omar Crisp and Blake Pitts have terms ending in September 2016 and are both eligible for reappointment.

Will Sears and Tanya Mikeska-Reed will be recognized approximately August or September for their service to the community.

There being no further business, Chair Jones closed the meeting at 5:17 P.M.



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

07/18/16
Item #2
Regular Agenda
Page 1 of 2

APPLICANT / DEVELOPMENT: Ronald Carroll for Charles D. Amos, Jr.

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: P-FY-16-23 Consider and take action on the Final Plat of Kegley Crossing Addition, a 6.97 +/- acre, 6-lot, 2-block nonresidential subdivision, with a requested exception to Unified Development Code Section 8.5.2: Internal Streets, regarding a minor arterial extension across Block 1, Lots 2 through 5, situated in the NANCY CHANCE SURVEY, Abstract No. 5, situated in the City of Temple, in Bell County, Texas, located between Kegley Lane and South Kegley Drive, north of Charter Oak Drive.



STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Kegley Crossing Addition and the applicant's requested exception to Unified Development Code (U.D.C.) Section 8.5.2.

ITEM SUMMARY: The Development Review Committee (DRC) reviewed the Final Plat of Kegley Crossing Addition on March 7, 2016 and July 7, 2016. It was deemed administratively complete on July 13, 2016.

The Final Plat of Kegley Crossing Addition is a 6-lot, 2-block nonresidential subdivision, located between Kegley Lane and South Kegley Drive, north of Charter Oak Drive. The existing FedEx business is located on proposed Lots 1 and 2 of Block 1.

City Council will be the final plat authority since **the applicant requests an exception to Unified Development Code Section 8.5.2: Internal Streets**, regarding a minor arterial extension across proposed Block 1, Lots 2 through 5, according to the City of Temple Thoroughfare Plan. Please see the applicant's attached 'alternate route' exhibit and letter of requested exception.

The Thoroughfare Plan shows a proposed extension of a minor arterial across proposed Block 1, Lots 2 through 5. Arterial streets require rights-of-way widths of 70 feet and street widths of 49 feet (measured back of curb to back of curb), per U.D.C. Section 8.2: Design Standards.

DRC Staff supports the applicant's requested exception since it appears the location of the proposed minor arterial extension may change alignment. The anticipated City Council meeting for this plat is August 18, 2016.

Kegley Lane, a local street, borders the west edge of the proposed plat boundary. The plat reflects dedication of 0.12 acres of street right-of-way along Kegley Lane to bring it into compliance with a 50-foot right-of-way requirement for local streets, per UDC Section 8.2. **Kegley Road** separates Blocks 1 and 2. The Thoroughfare Plan designates Kegley Road a collector street and UDC Section 8.2 requires a 4-foot wide sidewalk with accessible crossing along one side of street.

Although UDC Section 8.2 requires a 4-foot wide sidewalk on one side of a collector, such as Kegley Road, a larger sidewalk width will be required along Kegley Road. The sidewalk required along Kegley Road, will function as part of the City's overall trail system as outlined in the Citywide Trails Master Plan. This trail shall be 6-feet to 8-feet in width. Upsizing of the sidewalk may be achieved with participation by the City.

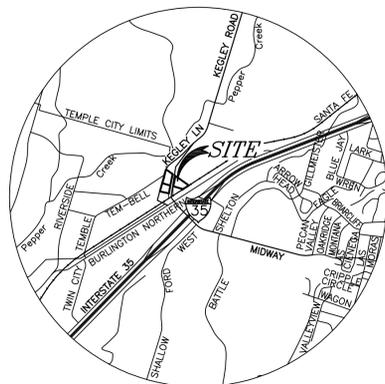
Water services are available to the site through existing 6-inch water lines within the rights-of-way of Kegley Lane and Kegley Road. A 30-inch water line runs south of the plat boundaries along the Burlington Northern & Santa Fe Railroad right-of-way. Sewer services are available through 8-inch sanitary sewer lines within the Kegley Road right-of-way.

Since this is a nonresidential plat, no park fees are required or requested for this plat.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Final Plat
Utility Sheet
Letter of Requested Exception
Applicant's Alternate Route Exhibit



Vicinity Map
SCALE: Not to Scale

NOTES:

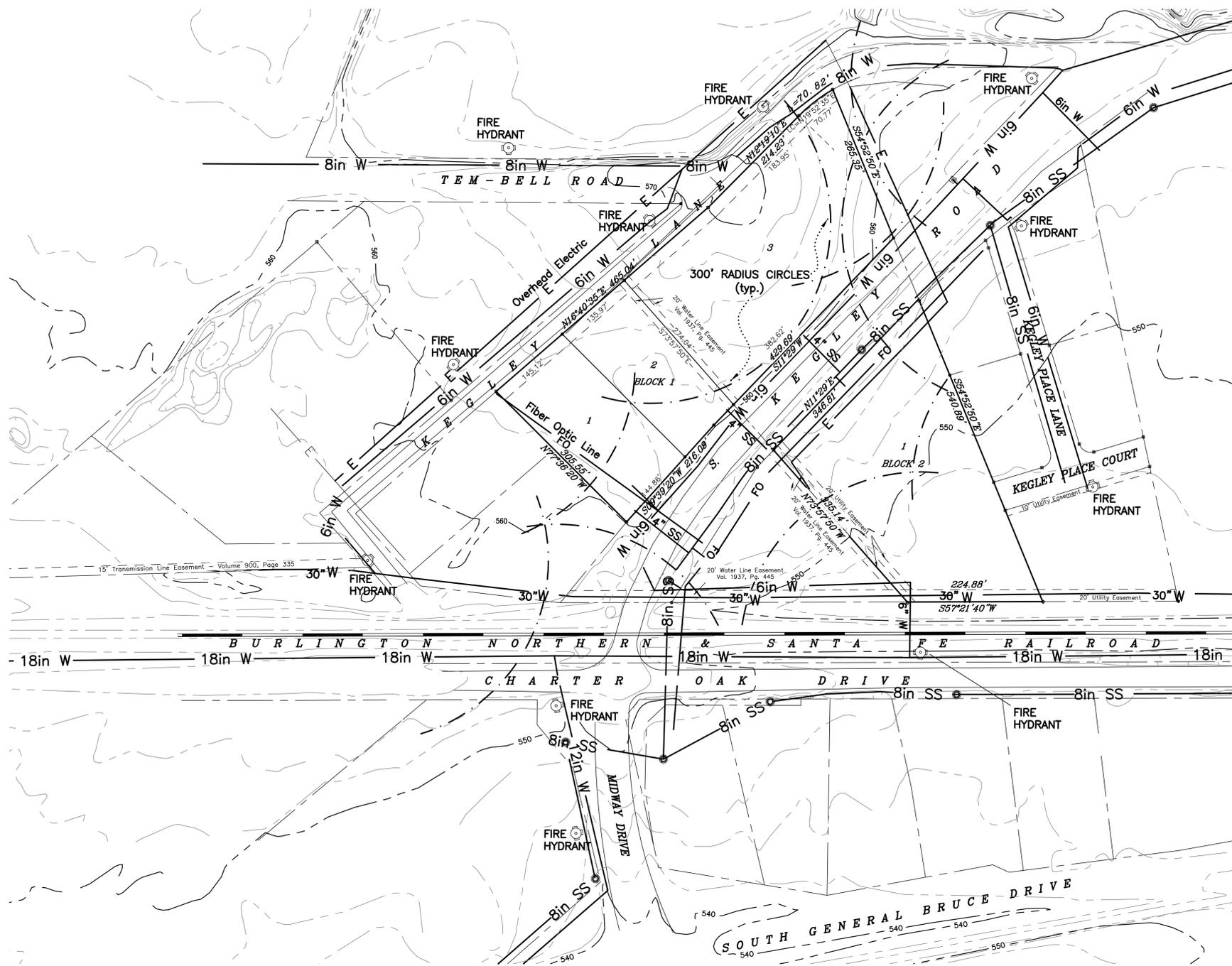
See attached Field Notes

Basis of Bearing: The survey work for this project is on Grid Bearings and Coordinates, based upon the Texas State Plane Coordinate System, Central Zone, NAD83 datum obtained from GPS observations and referenced to the SMARTNET NETWORK OF NORTH AMERICA, Base Station "TCTX" at Temple College in Temple, Texas whose published coordinate value: N=10,366,800.416 E=3,229,830.944. The distances shown are surface distances. The Combined Correction Factor (CCF) for this project is 0.9998660.

A Horizontal tie to the City of Temple Control Monument Number 55 from the Point of Beginning is S39°03'10"E 2935.42' (Surface Distance). Monument No. 55 is a chiseled box cut on top of the west end of the south concrete guard rail at State Highway Loop Number 363, at the intersection with the U.P. Railroad Tracks.

The called theta angle at the City of Temple Monument No. 55 is 1°33'03" Combined Correction Factor (CCF) is 0.9998588.

This tract does appear within the Zone X of the "Special Flood Hazard Area" as per F.E.M.A. Federal Insurance Administration Map Number 48027C0335E effective date September 26, 2008. This statement does not imply the remainder of this tract will never flood, nor does it create liability on the part of this surveyor or company in such an event.



Topography and Utility Map of
KEGLEY CROSSING ADDITION,
being part of the NANCY CHANCE SURVEY, Abstract Number 5,
situated in the City of Temple, in Bell County, Texas. Contours
provided by City of Temple. Elevations on NAV88 datum.
Surveyed October 8, 2015.
RONALD CARROLL SURVEYORS, INC.

4 LOTS IN 2 BLOCKS = 6.97 TOTAL ACRES
LOT 1, BLOCK 1 = 0.99 ACRES
LOT 2, BLOCK 1 = 0.82 ACRES
LOT 3, BLOCK 1 = 2.54 ACRES
LOT 1, BLOCK 2 = 2.62 ACRES

OWNERSHIP: Chadash Texas, LLC
845 Airville Road
Temple, Texas 76501-4827

Topography and Utility Map of
KEGLEY CROSSING ADDITION
situated in the
NANCY CHANCE SURVEY,
Abstract Number 5
in the City of Temple,
Bell County, Texas.

RONALD CARROLL SURVEYORS, INC.

Phone: (254) 773-1447 Fax: (254) 773-1728

5302 South 31st Street - Temple, Texas 76502

DRAWN BY: M.J.S. DATE: 11/17/15 DRAWING NAME: 15111-PL-CHADASH
SHEET SIZE: 24x36 JOB#: 15111 FIELD BOOK: 89 PG 55-56



SCALE: 1 Inch = 100 Feet



July 8, 2016

Ms. Tammy Lyerly
Assistant City Planner
City of Temple
2 N. Main
Temple, TX 76501

Re: VARIANCE REQUEST FOR INTERNAL STREET ROW OVER
BLOCK 1 KEGLEY CROSSING ADDITION

Ms. Lyerly,

In regards to our DRC meeting July 7th, the owner of the subdivision wishes to request a variance on the matter of a proposed Minor Arterial Street (see Section 8.5.2 of the UDC), that is depicted on the attached map provided by the City.

The proposed route shown on the City map is in conceptual plan stage at this time. It does not have a definite route alignment but does have substance as being a real item as noted by Mr. Brian Chandler, City Planner. With the current route, we have noticed that it is shown to intersect Kegley Road at a 90 degree angle. It however intersects the owners property of Lot 3, and probably will impact Lot 2, Block 1 as well. It will also intersect the current adjoining owner, Ferrellgas, and take in most if not their entire tract as well.

After discussing the matter with the City Staff, we would like to suggest an alternate route. This route would connect to the newly existing Poison Oak Road and run easterly along a common property line that is pasture land. The route also will cross Pepper's Creek at a 90 degree angle, and then intersect Kegley Road at a 90 degree (see attached google image map). This route appears to be more conducive with existing street development and would have fewer land ownership contacts.

Thank you for your consideration of the Variance. We ask that you would consider such a request and ask for the approval of the variance request by the Planning Staff.

Sincerely,

RONALD CARROLL
RONALD CARROLL SURVEYORS, INC.

Enclosures: 2 maps
Cc: Mr. Charles Amos, Jr.

S:\data txjobs 2015 15111 Chadash admin Temple Submittal submitted 060716 Internal St Variance req 060716

PROPOSED ALTERNATE INTERNAL STREET ROUTE

ALTERNATE ROUTE GOES THROUGH FEWER OWNERS; CROSSES CREEK AT 90 DEG.; AND CONNECTS TO EXISTING 100 FT ROW POISON OAK ROAD.

Legend

- ADJOINER
- BOUND



PROPOSED ALTERNATE ROUTE

INTERNAL STREET

KEGLEY CROSSING



PLANNING AND ZONING COMMISSION AGENDA ITEM

07/18/16

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 on mylars	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 on mylars</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>1st Rdg at City Council on July 21, 2016; delay due to P&Z and staff concerns related to need for passage easements</p>	<p>Reuben Marek</p>	<p>Mark</p>
<p>Z-FY-16-39 - Hold a public hearing to discuss and recommend action on a rezoning from Agricultural (AG) District to Light Industrial (LI) District, Lots 14 & 15, Block 001, Honeycutt Subdivision, 7099 Airport Road.</p>	<p>PZC 08/01/16</p>	<p>Michael E. Phillips</p>	<p>Tammy</p>
<p>Z-FY-16-40 - Hold a public hearing to consider and recommend action on a Conditional Use Permit (CUP) to allow wholesale auctions for dealers on Lot 1, Block 1, Wildflower Commerce Park IV, located at 5915 SW H.K. Dodgen Loop.</p>	<p>PZC 08/01/16</p>	<p>Nancy Loudermilk</p>	<p>Dessie</p>
<p>Z-FY-16-41 - Hold a public hearing to consider and recommend action on a Conditional Use Permit (CUP) to allow sales of beer and wine only, for on-premise consumption, where the gross revenue from such sales is less than 75% of the total gross revenue of the establishment, on Lot 1A, Block 1, Canyon Creek Place Section 2, located at 1710 Canyon Creek Drive, Suites B & C.</p>	<p>PZC 08/01/16</p>	<p>Nagaraja Ganachari</p>	<p>Mark</p>

City Council Final Decisions	Status
<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 2nd Reading on July 7, 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 2nd Reading on July 7, 2016</p>

City Council Final Decisions	Status
<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 2nd Reading on July 7, 2016 with the carport to remain on property</p>
<p>Z-FY-16-33: Consider adopting an ordinance authorizing a rezoning from Neighborhood Services (NS) to General Retail (GR) on Lot 1, Block 1, D'Antoni's Crossing Phase V, located at 6365 South 31st Street, Bell County, Temple, Texas.</p>	<p>Tabled until July 21, 2016</p>
<p>Z-FY-16-34: Consider adopting an ordinance authorizing a Conditional Use Permit (CUP) to allow a substance abuse outpatient counseling service on Lot PT 2, 75' of 2, Block 2, LR Taylor Addition, located at 416 North 3rd Street, Suite A.</p>	<p>APPROVED at 1st Reading on July 7, 2016</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	P												13	
Tanya Mikeska-Reed													9	3
Blake Pitts	A												8	5
Patrick Johnson	P												9	4
Omar Crisp	P												11	2
David Jones	P												10	3
Greg Rhoads	P												10	3
Will Sears	A												8	5
Lester Fettig	P												12	1

no longer a Board member

Moved out of Temple limits