

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
AUGUST 1, 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 Monday, August 1, 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
AUGUST 1, 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 18, 2016.

B. ACTION ITEMS

Item 2: [Z-FY-16-39](#) – Hold a public hearing to discuss and recommend action on a rezoning from Agricultural (AG) District to Commercial (C) District, on Lots 14 & 15, Block 001, Honeycutt Subdivision, 7099 Airport Road.

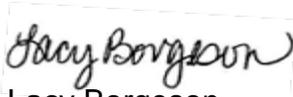
Item 3: [Z-FY-16-40](#) - Hold a public hearing to consider and recommend action on a Conditional Use Permit (CUP) to allow wholesale auto auctions for dealers on Lot 1, Block 1, Wildflower Commerce Park IV, located at 5615 SW H.K. Dodgen Loop.

Item 4: [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.

Item 5: [P-FY-16-42](#) - Consider and take action on the Final Plat of Villages of Westfield Phase II, a 31.691 +/- acres, 103-lots, 6-block, residential and nonresidential subdivision, situated in the Nancy Chance Survey, Abstract No. 5, Bell County, Texas and the Baldwin Robertson Survey, Abstract No. 17, Bell County, Texas, located south of Stonehollow Drive, west of Meadowbrook Drive, east of Arboredge Drive and Fair Springs Drive and north of Honeysuckle 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 4:30 pm on July 28, 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 18, 2016
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT

Vice-Chair Patrick Johnson

COMMISSIONERS:

Jeremy Langley
Lydia Alaniz
Blake Pitts

Will Sears
Omar Crisp
Lester Fettig

PLANNING AND ZONING MEMBERS ABSENT:

David Jones

Greg Rhoads

STAFF PRESENT:

Brian Chandler, Director of Planning
Trudi Dill, Deputy City Attorney
Tammy Lyerly, Senior Planner
Kelli Tibbit, Administrative Assistant

The agenda for this meeting was posted on the bulletin board at the Municipal Building, July 14, 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.

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

Invocation by Commissioner Sears; Pledge of Allegiance by Commissioner Fettig

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of July 5, 2016.

Approved by general consent.

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 Road, north of Charter Oak Drive

Ms. Tammy Lyerly, Senior Planner, stated this item was scheduled to go forward to City Council on August 18, 2016, because the applicant is asking for an exception.

Site Plan shown.

The Development Review Committee (DRC) reviewed the proposed plat on March 7, 2016 and July 7, 2016. It was deemed administratively complete on July 13, 2016.

City Council will be the final plat authority since the applicant requests an exception to Unified Development Code (UDC) Section 8.5.2: Internal Streets.

The Minor Arterial extension shown on the Thoroughfare Plan extends across Block 1, Lots 2 through 5.

Staff is in support of the applicant's requested exception. It appears that the location of proposed minor arterial extension may change alignment.

The Kegley Lane Plat reflects a 0.12 acre right-of-way dedication for compliance with required 50-foot wide right-of-way for local streets.

Kegley Road is a collector that separates Blocks 1 and 2.

The UDC Section 8.2, Design Standards, requires a four-foot sidewalk on one side of the street, but because the Citywide Trails Master Plan requires a six-foot to eight-foot wide trail along Kegley Road upsizing of sidewalk may be achieved with City participation.

Water services are available through six-inch water lines in Kegley Lane and Kegley Road right-of-way. A 30-inch water line runs along railroad right-of-way to south.

Sewer services are available to the area through eight-inch sanitary sewer lines within Kegley Road right-of-way.

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

Plat map shown.

Topo/utility map shown.

Since the applicant is asking for an exception the UDC, 8.5.2, Internal Streets, a diagram from the GIS mapping system of the Proposed Minor Arterial map was shown that includes the plat. The proposed minor arterial line bisects the end of the proposed plat.

During the DRC meeting, after reviewing the minor arterial line, it is possible that the line alignment may move North on the area and is conceptual.

The Proposed Alternate Internal Street Route map shown.

Staff recommends approval of the Final Plat of Kegley Crossing Addition with the applicant's requested exception to the UDC.

Vice-Chair Johnson asked if the applicant proposed the Proposed Minor Arterial map.

Ms. Lyerly stated that during the DRC meeting they discussed the possible alignment. As an argument for his exception request, the applicant provided a map with the red line as an alternate realignment and relocation of the extension of the Minor Arterial.

Mr. Brian Chandler, Director of Planning, reiterated that Staff did not propose the red line on the proposed map. He discussed the feasibility of the current alignment with it cutting through the property that is subject to the plat. It will require additional analysis with a potential expansion of Poison Oak to the east where it lines up and connects with Kegley.

The timeline is a long-range project and is not in the radar any time soon.

Commissioner Sears asked if Staff was in support of the exceptions and Ms. Lyerly stated the alignment was subject to change.

Commissioner Sears made a motion to approve Item 2, **P-FY-16-23** with the proposed exceptions, and Commissioner Fettig made a second.

Motion passed: (7:0)

Chair Jones and Commissioner Rhoads absent

There being no further business, the meeting was adjourned at 5:41 p.m.

Respectfully submitted,
Kelli Tibbit

**PLANNING AND ZONING COMMISSION
TUESDAY, JULY 18, 2016
5:00 P.M.
WORK SESSION**

PLANNING AND ZONING MEMBERS PRESENT

Vice-Chair Patrick Johnson

COMMISSIONERS:

Jeremy Langley
Lydia Alaniz
Blake Pitts

Will Sears
Omar Crisp
Lester Fettig

PLANNING AND ZONING MEMBERS ABSENT:

Chair Jones

Greg Rhoads

STAFF PRESENT:

Brian Chandler, Director of Planning
Trudy Dill, Deputy City Attorney
Tammy Lyerly, Senior Planner
Mark Baker, Senior Planner
Dessie Redmond, Planner
Kelli Tibbit, Administrative Assistant

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

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

With a quorum present, Vice-Chair Johnson opened the work session at 5:09 p.m. and asked Mr. Brian Chandler, Director of Planning, to proceed.

Mr. Chandler introduced and welcomed the new Commissioner, Jeremy Langley, to the Planning and Zoning Commission. He is also a new member on the Zoning Board of Adjustment.

Ms. Tammy Lyerly is the case manager for the plat tonight which is scheduled to go forward to City Council on August 18, 2016, since the applicant is requesting an exception.

The Director's Report was briefly discussed.

Z-FY-16-33, a rezoning for D'Antoni's Crossing located on South 31st Street, from Neighborhood Services (NS) to General Retail (GR) was controversial at both P&Z and

City Council. City Council tabled the item until July 21, 2016 since there was discussion regarding a Planned Development district.

Ms. Dessie Redmond, Planner, is the case manager and will update and present proposed conditions such as prohibiting certain uses which would be less desirable to the residents. The property is located between Deerfield Estates to the north and D'Antoni's Crossing to the south. The property has mature vegetation on three sides of the perimeter of the property and tucked between the two residential neighborhoods.

Z-FY-16-35, Reuben Marek's Condition Use Permit (CUP) for an office warehouse on Morgan's Point Road and FM 2305 had questions about access so Staff is still reviewing the issues.

Staff is working with the applicant to update the site plan and confirm there would be adequate access confirmed for access easements adjacent to the property. There would be a condition to ensure that access easements would be agreed upon and recorded prior to a permit being issued. A site plan would show these conceptual easement locations.

Mr. Chandler discussed the cases scheduled for the next Planning and Zoning meeting on August 1, 2016:

Z-FY-16-39, rezoning from AG to LI on 7099 Airport Road. Ms. Lyerly is the case manager and she has been working with the applicant, Michael E. Phillips, to amend the request to C.

Z-FY-16-41, a CUP to allow sales of beer and wine for on-premise consumption for Roopa's Indian Restaurant located at 1710 Canyon Creek Drive. Mr. Baker is the case manager.

Z-FY-16-40, a CUP to allow wholesale automotive auctions for dealers, located at 5915 S.W. H. K. Dodgen Loop. Ms. Redmond is the case manager.

Mr. Chandler informed the Commissioners that the 2016 San Antonio APA Conference was coming up in November. Available APA materials were provided to the Commissioners and early registration ends on September 1, 2016.

Mr. Chandler stated the Backporch Draffhouse went through Permits and needed a variance. Mr. Baker stated it was less than the distance allowed. Mr. Baker heard the church had relocated outside of the Gateway Center.

Commissioner Crisp asked about the status of the Tattoo Shop since P&Z approved the item and it died for lack of a second at City Council.

Mr. Chandler responded that the request was a Code Amendment and would be handled differently if it were a zoning request. City Council made it clear it is not something they were currently interested in and discussion was had on potentially bringing it up to the voters.

There being no further business, Vice-Chair Johnson closed the meeting at 5:22 P.M.



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

08/01/16
Item 2
Regular Agenda
Page 1 of 3

APPLICANT / DEVELOPMENT: Michael E. Phillips

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: Z-FY-16-39– Hold a public hearing to discuss and recommend action on a rezoning from Agricultural (AG) District to Commercial (C) District, on Lots 14 & 15, Block 001, Honeycutt Subdivision, located at 7099 Airport Road.



Figure 1: Aerial & Location Map

STAFF RECOMMENDATION: Staff recommends approval of the requested rezoning from Agricultural (AG) District to Commercial (C) District for the following reasons:

1. Noncompliance with the Future Land Use Plan;
2. Compliance with surrounding zoning and land uses;
3. Compliance with the Thoroughfare Plan; and
4. Partial compliance of availability of public and private facilities to serve the subject property

ITEM SUMMARY: The applicant, Michael E. Phillips, requests this rezoning from Agricultural District (AG) to Commercial District (C) to allow him to market this property for office/warehouse and service

related uses. The applicant has had several inquiries regarding office/warehouse combinations and service related (HVAC-plumbing) uses for the subject property.

The Commercial District permits all retail and most commercial land uses, including auto dealerships with complete servicing facilities, building material sales, light manufacturing and heavy machinery sales and storage. Residential uses are allowed, except apartments. This district is intended to serve citywide or regional service areas.

The Commercial District should be located at the intersection of major thoroughfares and highways. This district should be located away from low and medium density residential development and may be used as a buffer between retail and industrial uses. Adjoining zoning districts should be carefully selected to reduce environmental conflicts.

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 Agricultural Rural character district of the *Choices '08* City of Temple Comprehensive Plan. The applicant's requested Commercial District does not comply with this character district, but it does appear compatible with the adjacent Light Industrial District to the west, consisting of undeveloped land and a school.

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

The subject property fronts Airport Road, a major arterial. The applicant's requested Commercial District (C) is appropriate along major arterials, such as Airport Road. Development of the property would require installation of a 6-foot wide sidewalk along Airport Road, per Unified Development Code (UDC) Section 8.2.3: Sidewalks and Trails.

Availability of Public Facilities (CP Goal 4.1)

There is an existing 24-inch water line along the property's frontage within the Airport Road right-of-way. Although the subject property currently does not have sewer services, the applicant has expressed interest in a septic system, as well as working with the Public Works Department in possibly extending sewer services to the property.

Proposed City Council Meeting Schedule

This item is tentatively scheduled for a City Council public hearing (first reading) on September 1, 2016. The second reading of City Council is tentatively scheduled for September 15, 2016.

PUBLIC NOTICE: Four (4) 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 28, 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 July 21, 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
Thoroughfare Map
Utility Map
Notification Map
Development Regulations
Surrounding Property and Uses
Comprehensive Plan Compliance

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	Undeveloped Property	
East	AG	Agricultural	

Direction	Zoning	Current Land Use	Photo
West	AG & LI	Undeveloped Land & School	 <p>A photograph showing a view west on Airport Road. The foreground is dominated by tall, dry grasses and some green weeds. In the middle ground, a paved road curves to the right, with a dark-colored car driving away. In the background, a large white water tower with a blue top is visible against a clear blue sky. There are some trees and utility poles along the road.</p>
South	AG	Agricultural	 <p>A photograph of a wide, open agricultural field. The field is mostly dry and yellowish-brown, with some green patches. In the background, there is a dense line of green trees and a few buildings, possibly farm structures. The sky is clear and blue.</p>
North	AG	Agricultural & Rural Residential	 <p>A photograph showing a rural residential area. In the foreground, there is a grassy field. In the middle ground, a house with a grey roof is visible, surrounded by trees. The background shows more trees and a clear blue sky. Power lines are visible across the top of the image.</p>



AG to C

AERIAL MAP

Zoning Case :
Z-FY-16-39

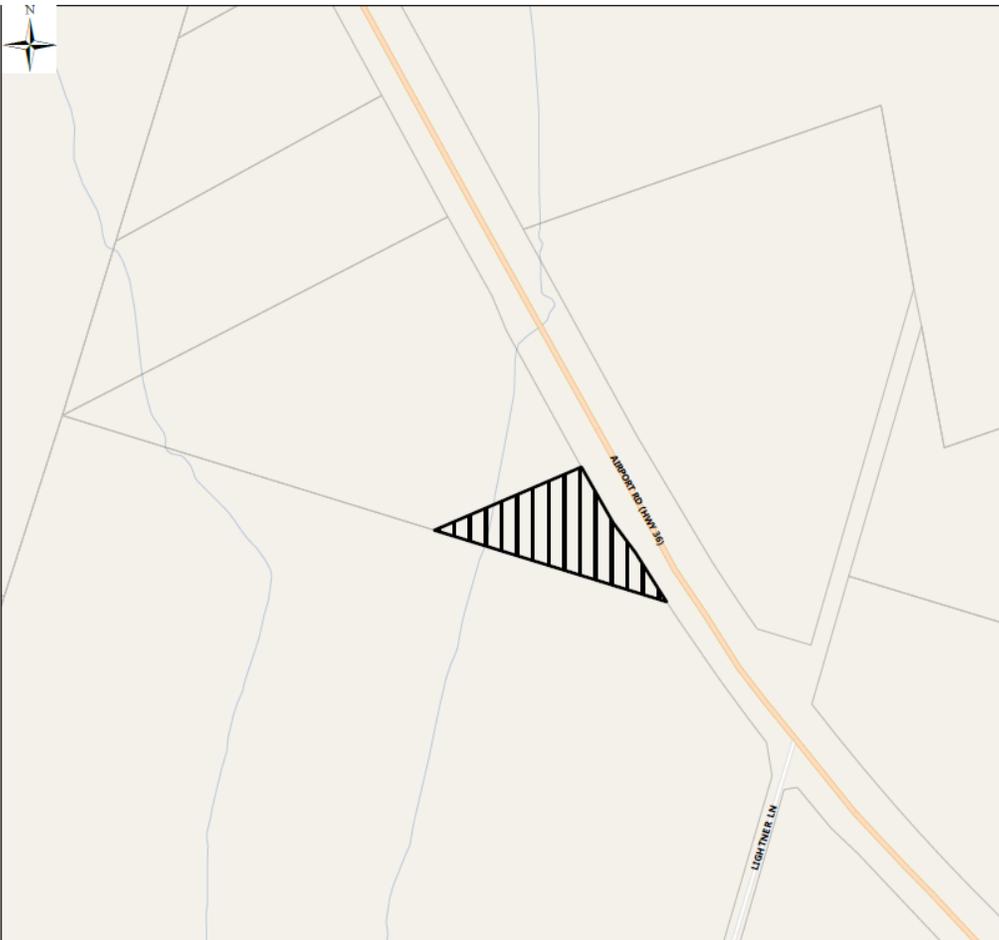
Address :
7099 Airport Rd

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: 7/15/2016

AG to C

AERIAL MAP

Zoning Case :
Z-FY-16-39

Address :
7099 Airport Rd

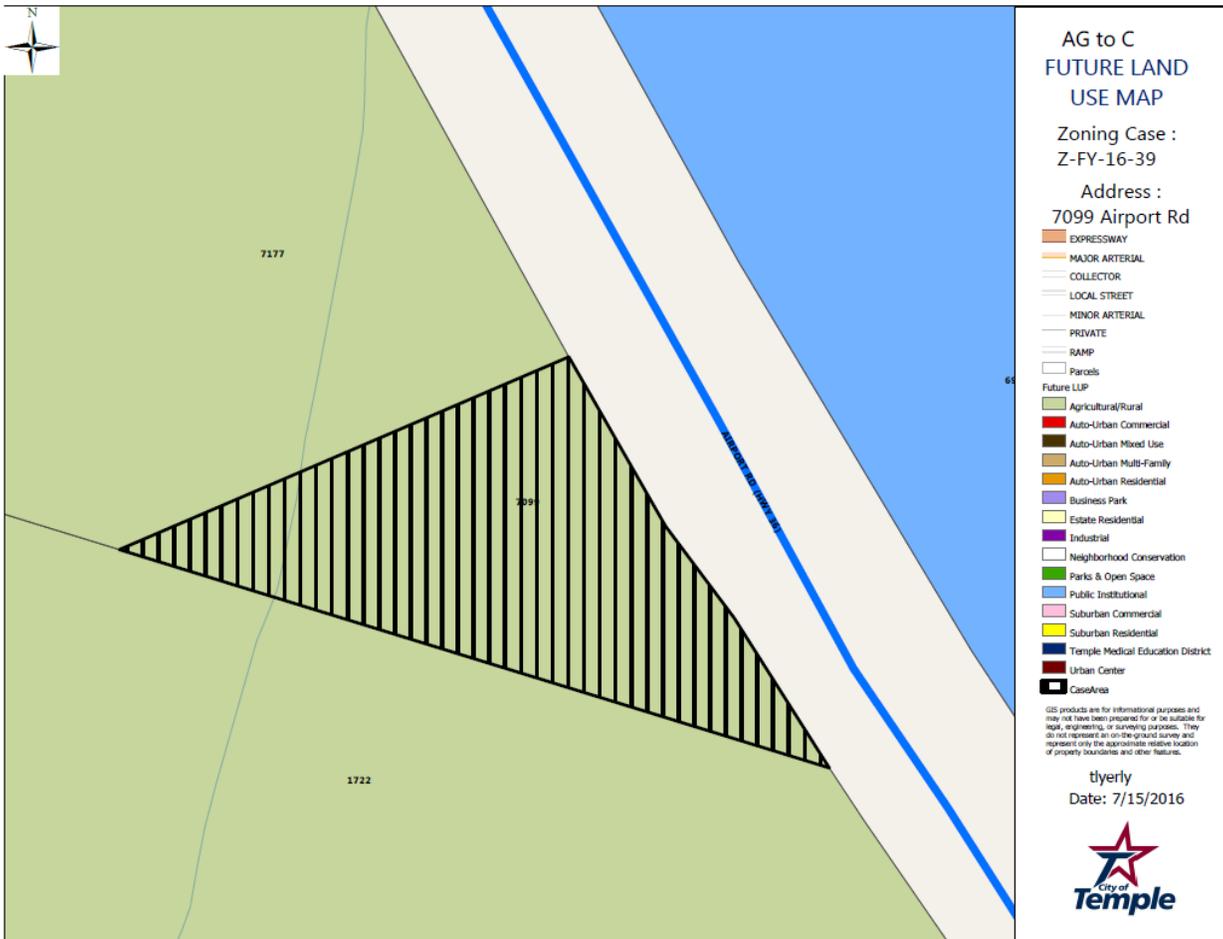
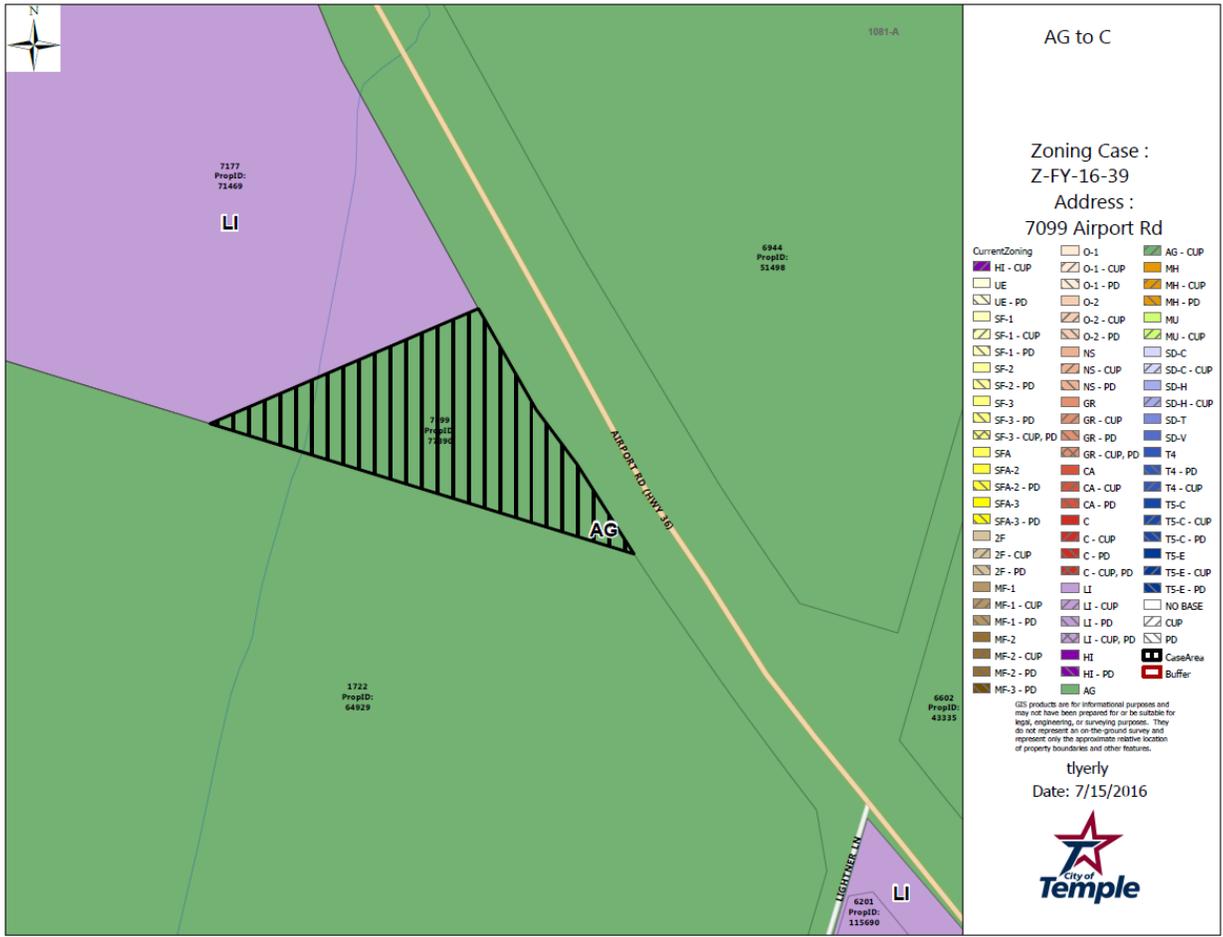
Streets

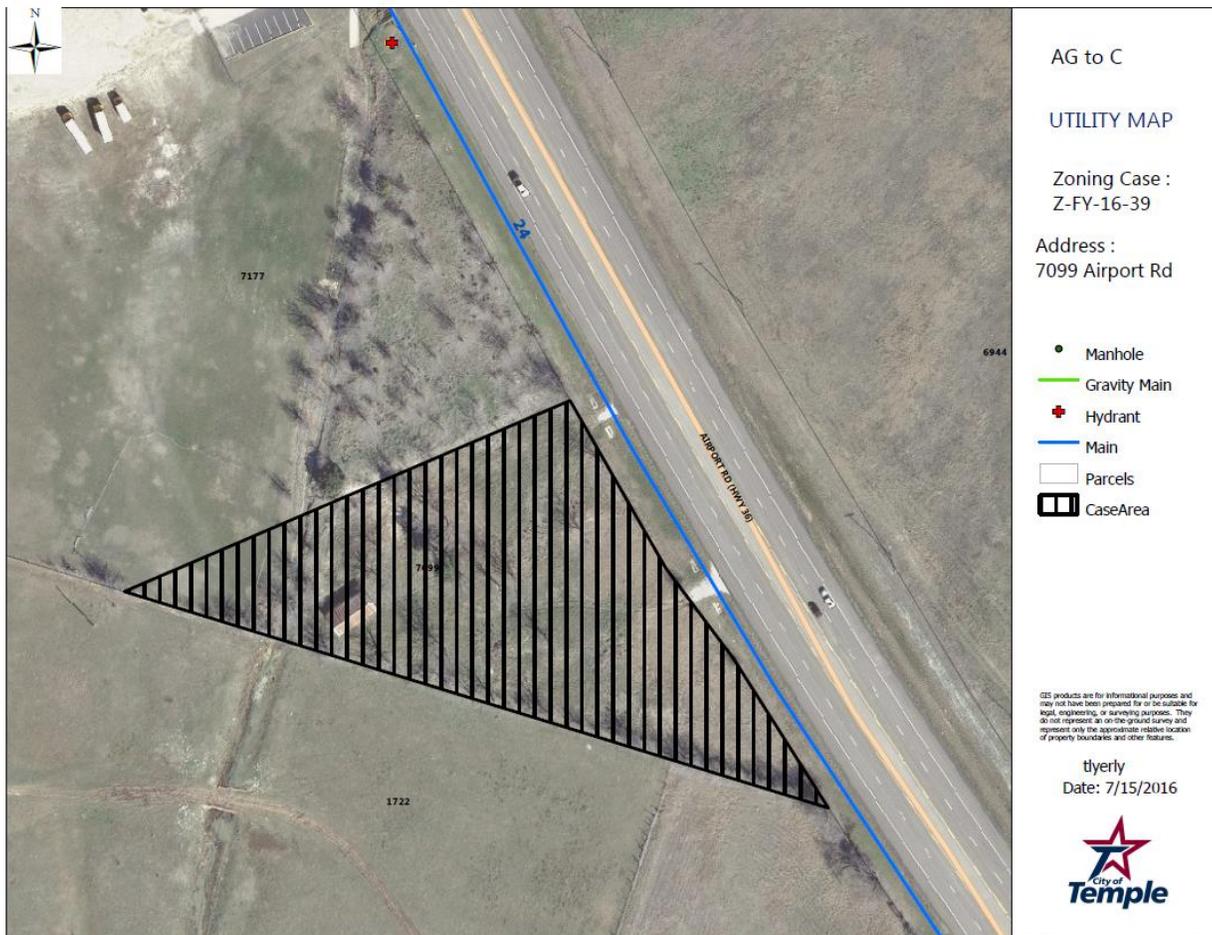
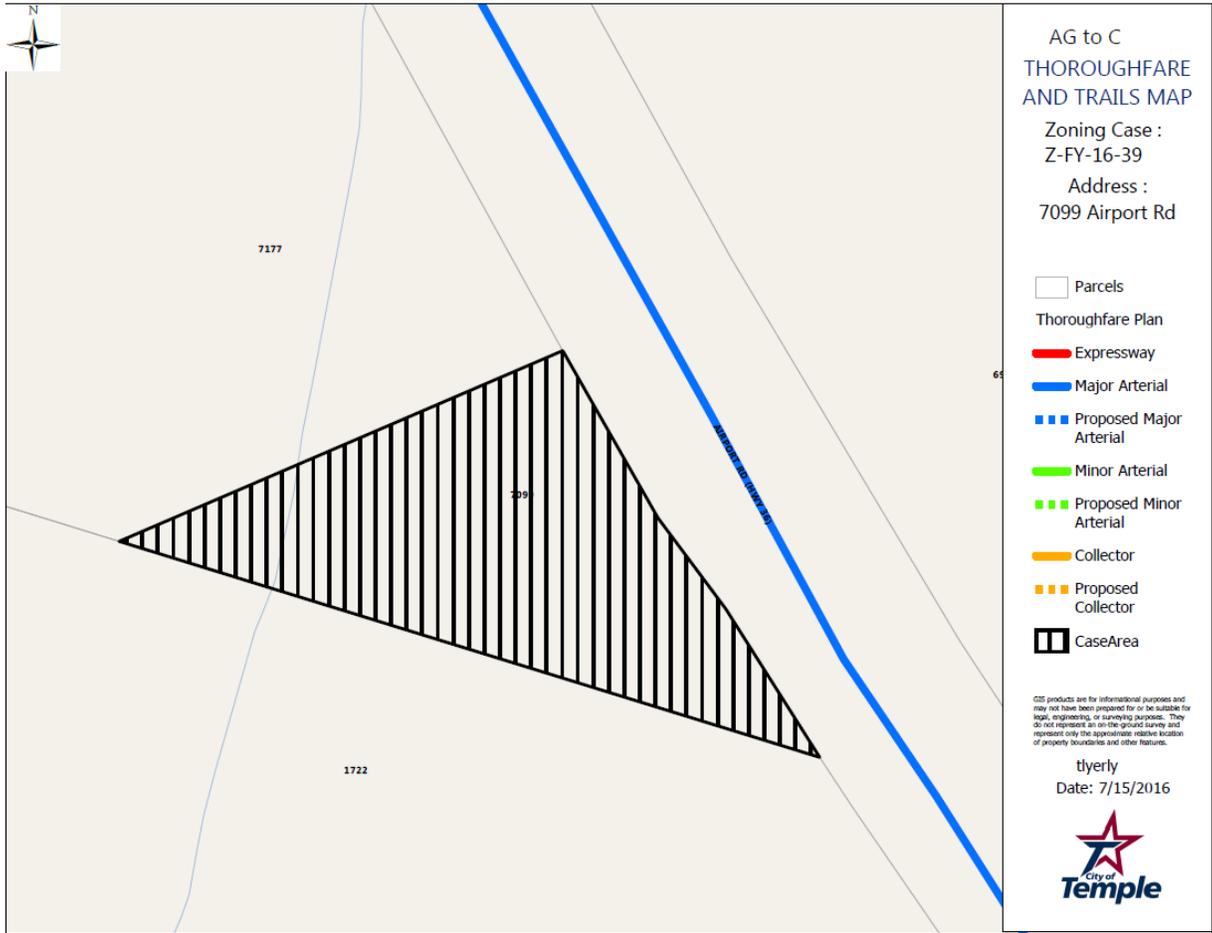
- EXPRESSWAY
- MAJOR ARTERIAL
- COLLECTOR
- LOCAL STREET
- MINOR ARTERIAL
- PRIVATE
- RAMP
- Railroad
- Temple Municipal Boundary
- Parcels
- ETJ Parcels
- CaseArea

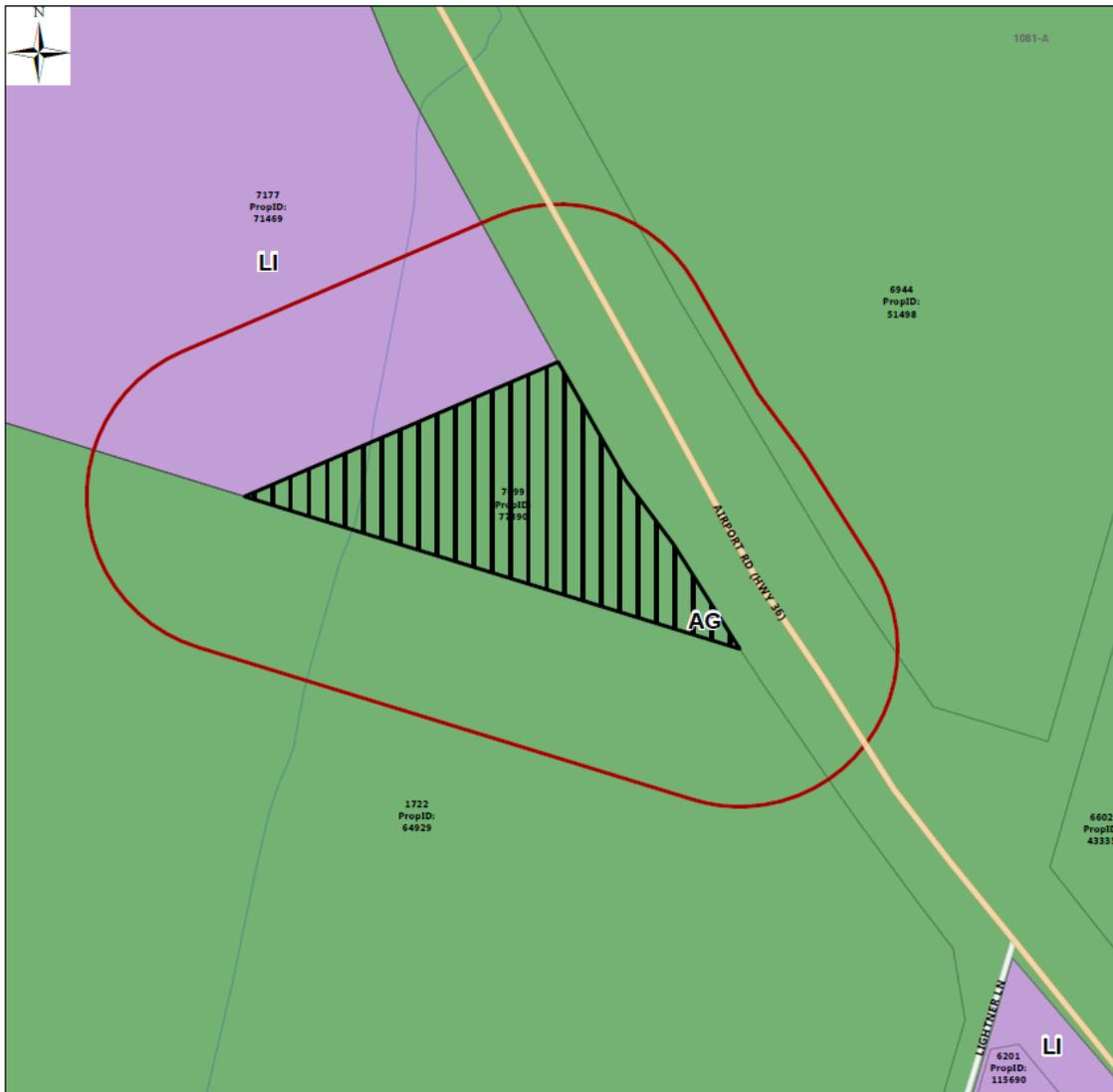
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tlyerly
Date: 7/15/2016









AG to C
200'
NOTIFICATION MAP

Zoning Case :
Z-FY-16-39
Address :
7099 Airport Rd

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

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

tlyerly
Date: 7/15/2016



DEVELOPMENT REGULATIONS (C): Here are the nonresidential dimensional standards for the applicant’s requested **Commercial District (C)**:

- Minimum Lot Width – N/A
- Minimum Lot Depth – N/A
- Front Yard Setback – 0 feet, but must be at least 30 feet from street centerline
- Side Yard Setback – 10 feet adjacent to a residential zoning district. If the building exceeds 40 feet, the side yard setback must increase one foot for each three feet over 40 feet in building height.
- Side Yard Setback (corner) – 10 feet
- Rear Yard Setback – 10 feet adjacent to a residential zoning district or use.

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	Agricultural / Rural	AG	Undeveloped Land
North	Public Institutional	AG	Agricultural/ Rural Residential
South	Agricultural / Rural	AG	Agricultural/ Rural Residential
East	Agricultural / Rural	AG	Commercial Property
West	Agricultural / Rural	LI	Commercial Property

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

<u>Document</u>	<u>Policy, Goal, Objective or Map</u>	<u>Compliance?</u>
CP	Map 3.1 - Future Land Use and Character (FLUP)	No
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	Partial
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	Yes

CP = Comprehensive Plan STP = Sidewalk and Trails Plan



PLANNING & ZONING COMMISSION ITEM MEMORANDUM

8/1/16
Item #3
Regular Agenda
Page 1 of 4

DEPARTMENT / DIVISION SUBMISSION & REVIEW:

Dessie Redmond, Planner

ITEM DESCRIPTION: Hold a public hearing to discuss and recommend action on a Conditional Use Permit (CUP) to allow wholesale automobile auctions for dealers on Lot 1, Block 1, Wildflower Commerce Park IV, located at 5615 SW H.K. Dodgen Loop.



Figure 1: Location Map

STAFF RECOMMENDATION: Staff recommends approval of Z-FY-16-40, a CUP to allow a wholesale automobile auctions use with the following conditions:

1. All automobile auction operations are held inside the enclosed building.
2. All automobiles offered for sale are contained on this property.
3. No junked or inoperable cars are visible from outside.
4. All repair work must take place completely inside the building.
5. The existing parking lot is newly striped prior to the business operating.
6. No salvage auctions are permitted on the property.

ITEM SUMMARY: The subject property is three acres and is located in the Wildflower Commerce Park Phase IV subdivision. The property is currently developed with a 10,256 square foot warehouse building. There is also a concrete parking lot that exists on the majority of the remainder of the site.

Prior to the issuance of a building permit for any non-single-family residential development, a subdivision plat is required. The subject property was platted in 2000. The applicant has indicated that there are currently no plans to improve the property. Also, pending approval of the CUP, the wholesale automobile auction business (Manheim Remarketing, Incorporated) hopes to open in late October of 2016.

A letter included in the application submittal stated that proposed use will conduct wholesale automobile auctions, which are open only to licensed automobile dealers, at the property. Regular business hours will be Monday through Thursday from 9:00 a.m. to 5:00 p.m., and Friday from 9:00 a.m. to 3:00 p.m. Activities at the property will include inventory maintenance, inspection of vehicles, and other business related to the transfer of title and auctioning of the vehicles. Manheim Remarketing, Inc. will conduct its wholesale automobile auctions on the second and fourth Monday of each month, during the regular business hours, to which only licensed automobile dealers may attend.

The applicant further explained in emails to staff that a typical auction would be a two lane automobile auction held inside the service department of the existing building. All automobiles offered for the sale will be contained to the parking lot of this property. The sale will be held every other Monday to start with the potential to grow into every week. The applicant anticipates it taking time to build up to a weekly occurrence for the auctions. Any noise would be inside the building from auctioning the automobiles. The majority of any traffic would be typically on those Mondays the sales are held. Other key points are:

- 5-10 employees associated with the use
- 24 hour typical turnaround time for an automobile to be sold
- If expanding to the north property, an additional CUP process would be required
- Most cars are operable when they come into the business
- Generally it will look like a car dealership
 - Cars would be parked around the building and driven through the two service bays and offered for sale then parked back outside for buyers to pick them up

In 2010, a CUP was granted on the same property for outdoor retail display including storage sheds, a garden center with landscaping and lawn supplies (Ordinance 2010-4362). The Unified Development Code (UDC), Section 3.5.3 Conditional Use Duration states, “an approved CUP runs with the land and does not expire without City Council revocation.” The approved 2010 CUP is still applicable to this site for the outdoor retail display uses. However, a new and different proposed use (that also requires a CUP in the commercial zoning district) is now requested. Therefore, the property is subject to the CUP process because of the requested auto auction use.

SURROUNDING PROPERTY AND USES: A summary table in the attachments shows how the site and surrounding properties relates to the Future Land Use Plan (FLUP), zoning and adjacent current uses.

COMPREHENSIVE PLAN COMPLIANCE: The proposed rezoning relates to the goals, objectives or maps of the Comprehensive Plan and Sidewalk and Trails Plan. A summary table can be found in the attachments.

Future Land Use Map (CP Map 3.1)

The subject property is within the Suburban Commercial character district. In areas where the Suburban Commercial character district is adjacent to non-residential uses it is intended to be the community's image and aesthetic value is to be promoted, such as at "gateways" and high-profile corridor locations. Therefore, it requires a higher landscape surface than in the Auto-Urban Commercial district. The subject property is located in the HK Dodgen Loop corridor and there are some existing large and medium canopy trees on the property that provide aesthetic value.

Thoroughfare Plan (CP Map 5.2)

The subject property is accessed off Greenview Drive (local street) or HK Dodgen Loop (expressway) frontage road. Sidewalks are not required for either of these designations.

Availability of Public Facilities (CP Goal 4.1)

Sewer is available to the subject property through an existing 18 inch sewer line in Greenview Drive. Water is available through an existing 18 inch waterline that is in a 20 foot maintenance and utility easement on the east side of the subject property.

Temple Trails Master Plan Map and Sidewalks Ordinance

There are no existing or proposed trails in or adjacent to the site.

REVIEW CRITERIA (UDC Section 3.5.4): In determining whether to approve, approve with conditions or deny a CUP application, the review bodies in Sec. 3.5.2 above must consider the following criteria.

- A. The conditional use is compatible with and not injurious to the use and enjoyment of the property, and does not significantly diminish or impair property values within the immediate vicinity.
- B. The establishment of the conditional use does not impede the normal and orderly development and improvement of surrounding vacant property.
- C. Adequate utilities, access roads, drainage, and other necessary support facilities have been or will be provided.
- D. The design, location and arrangement of all driveways and parking spaces provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent development.
- E. Adequate nuisance prevention measures have been or will be taken to prevent or control offensive odors, fumes, dust, noise and vibration.
- F. Directional lighting is provided so as not to disturb or adversely affect neighboring properties.
- G. There is sufficient landscaping and screening to insure harmony and compatibility with adjacent property.

ADDITIONAL CONDITIONS (UDC Section 3.5.5): In authorizing a CUP, the Planning and Zoning Commission 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.

DEVELOPMENT REVIEW COMMITTEE: The Development Review Committee (DRC) met on July 18th to discuss the requested CUP. There was discussion on expansion, operable or non-operable cars, and how the business would appear visually. All of the questions were answered by the applicant and a summary of the answers is included in the “Item Summary” of this report.

PUBLIC NOTICE: Twelve notices were mailed to property owners within 200 feet of the subject property. As of Thursday July 28th two notices for approval were returned (both returned letters were from the property owner). The newspaper printed notice of the public hearing on July 21st in accordance with state law and local ordinance. This request is scheduled to be heard at the September 1st City Council meeting for a first reading and at the September 15th Council meeting for a second reading.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

[Site and Surrounding Property Photos](#)

[Letter from Applicant](#)

[Site Plan / Location Map](#)

[Zoning Map / Future Land Use and Character Map](#)

[Thoroughfare & Trails Map / Utility Map](#)

[Notification Map / Comprehensive Plan / Surrounding Uses Summary Tables](#)

[Returned Property Owner Letters](#)

[Ordinance 2010-4362](#)



Looking west at existing vacant warehouse building



Looking south along SW H.K. Dodgen Loop frontage road



Aerial of the subject property



Commercial uses to the south



Commercial uses and vacant lots the the west



Looking east across SW H.K. Dodgen Loop

Letter from the Applicant



SUTHERLAND ASBILL & BRENNAN LLP
1001 Fannin, Suite 3700
Houston, Texas 77002
713.470.6100 Fax 713.654.1301
www.sutherland.com

ROBERT A. LEMUS
DIRECT LINE: 713.470.6129
E-mail: robert.lemus@sutherland.com

June 30, 2016

Planning Department
City Hall
2 North Main Street
Suite 102
Temple, Texas 76501

RE: Conditional Use Permit Application for 5615 S.W. HK Dodgen Loop, Temple,
Texas

To Whom It May Concern:

I represent Manheim Remarketing, Inc. d/b/a Manheim Central Texas ("Manheim") in relation to the above referenced Conditional Use Permit Application. I write in response to your request about the anticipated business operations of at 5615 S.W. HK Dodgen Loop, Temple, Texas ("the Property").

Manheim will conduct wholesale automobile auctions, which are open only to licensed automobile dealers, at the Property. Regular business hours at the Property will be Monday through Thursday from 9:00 a.m. to 5:00 p.m., and Friday from 9:00 a.m. to 3:00 p.m. Activities at the Property will include inventory maintenance, inspection of vehicles, and other business related to the transfer of title and auctioning of the vehicles. Manheim will conduct its wholesale automobile auctions on the second and fourth Monday of each month, during the regular business hours, to which only licensed automobile dealers may attend.

Should you have any questions or concerns, please do not hesitate to contact me.

Best wishes,

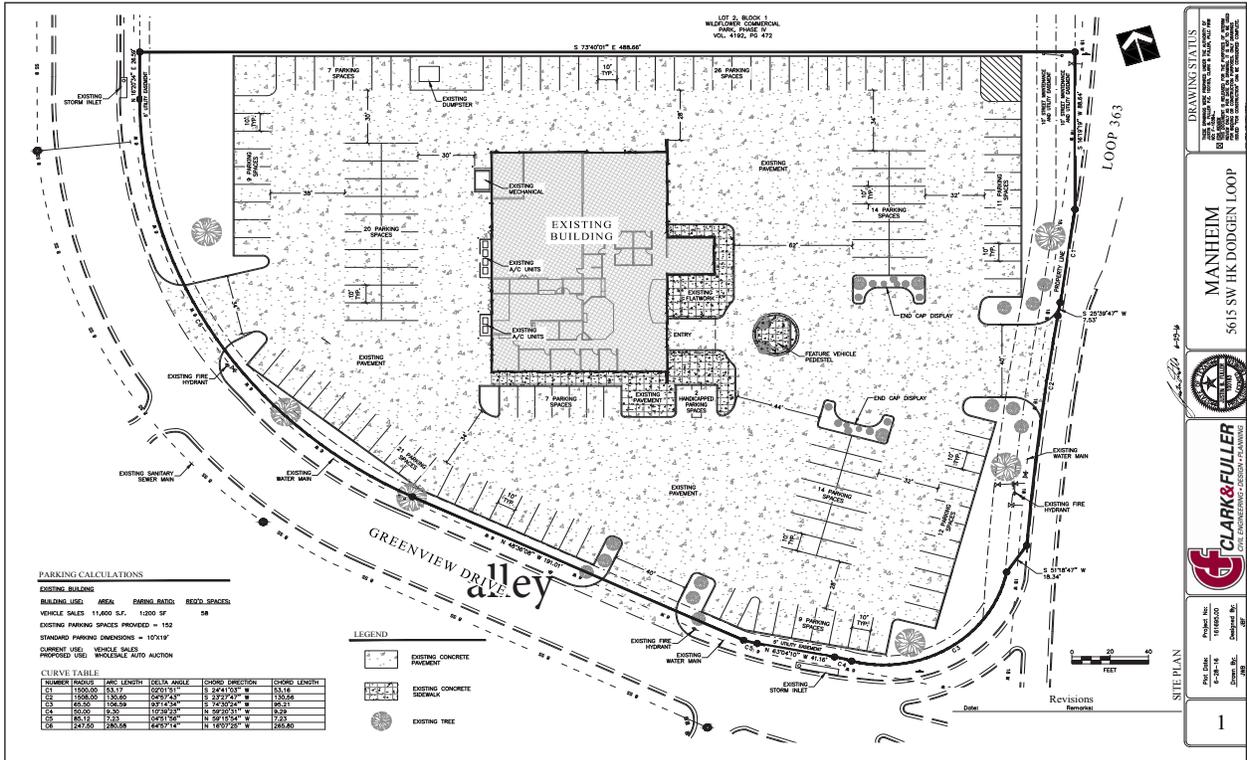
A handwritten signature in blue ink that reads "Robert A. Lemus".

Robert A. Lemus

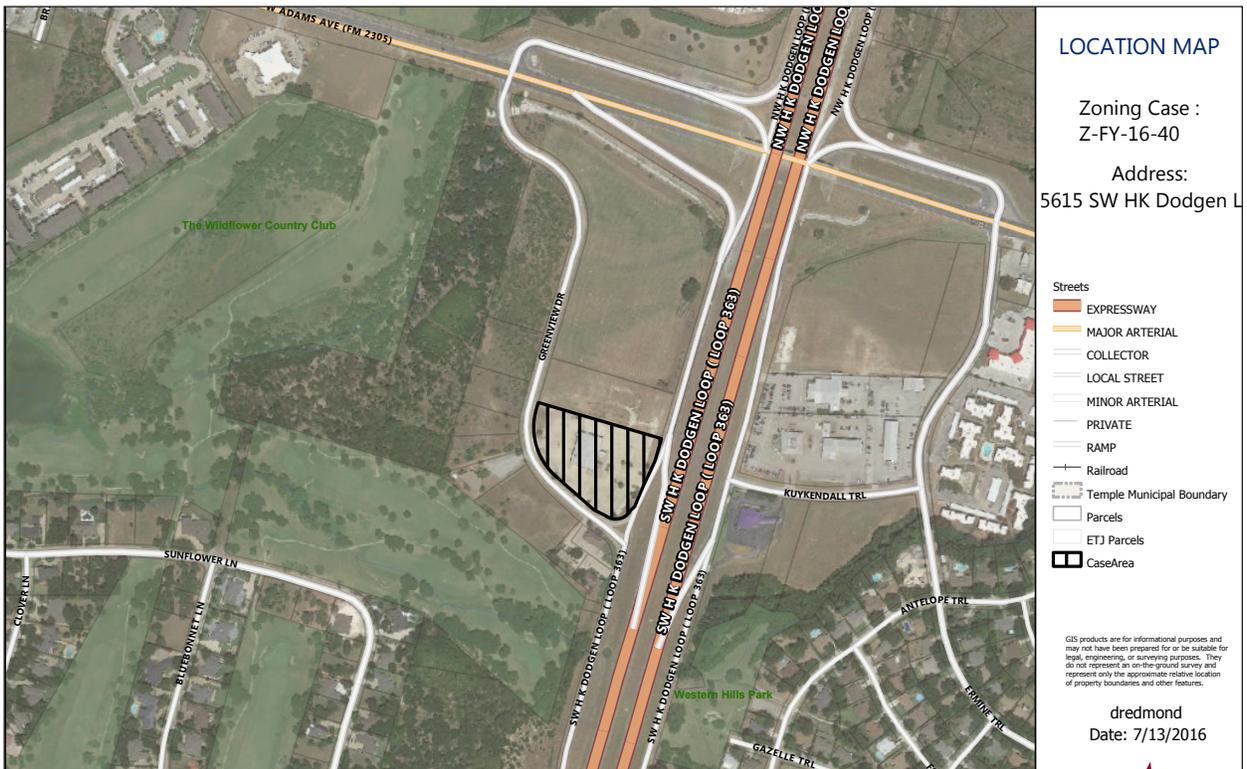
cc: Nicole Graham (*Client*)
Nancy Loudermilk (*Client*)

36803139.1

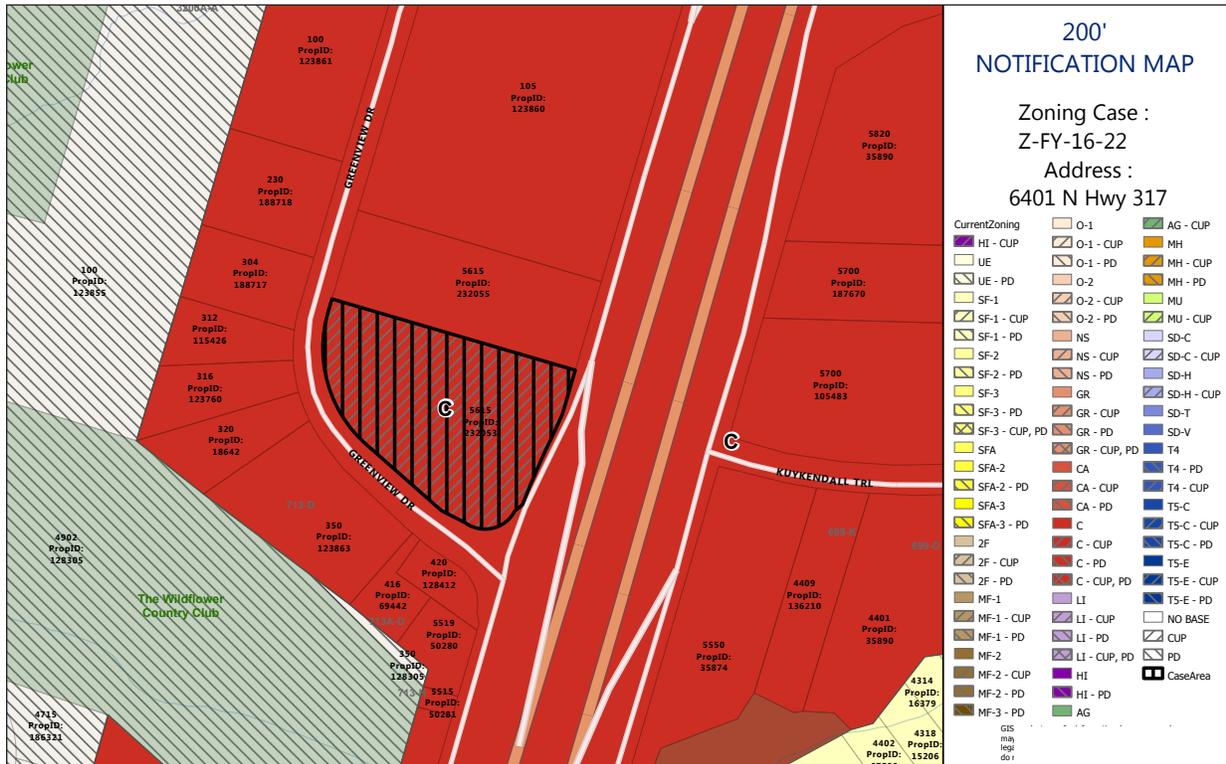
ATLANTA AUSTIN GENEVA HOUSTON LONDON NEW YORK SACRAMENTO WASHINGTON D.C.



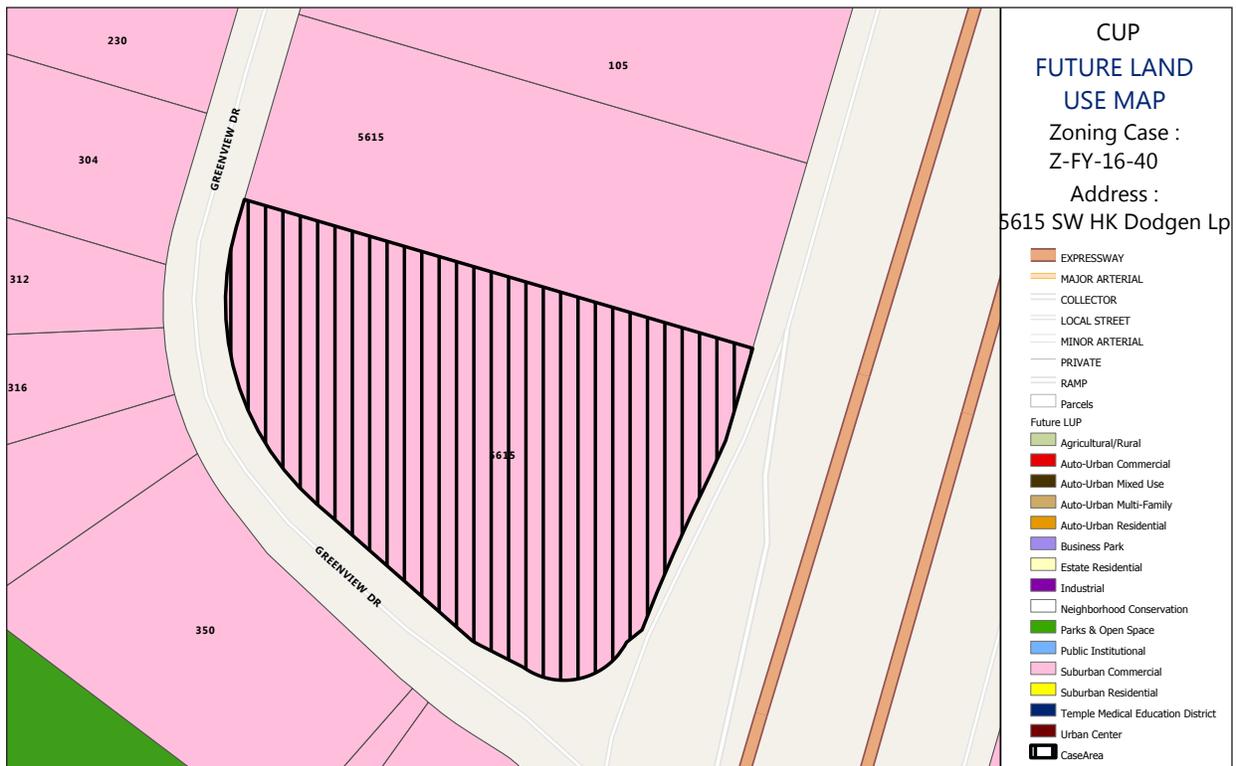
Site Plan



Location Map



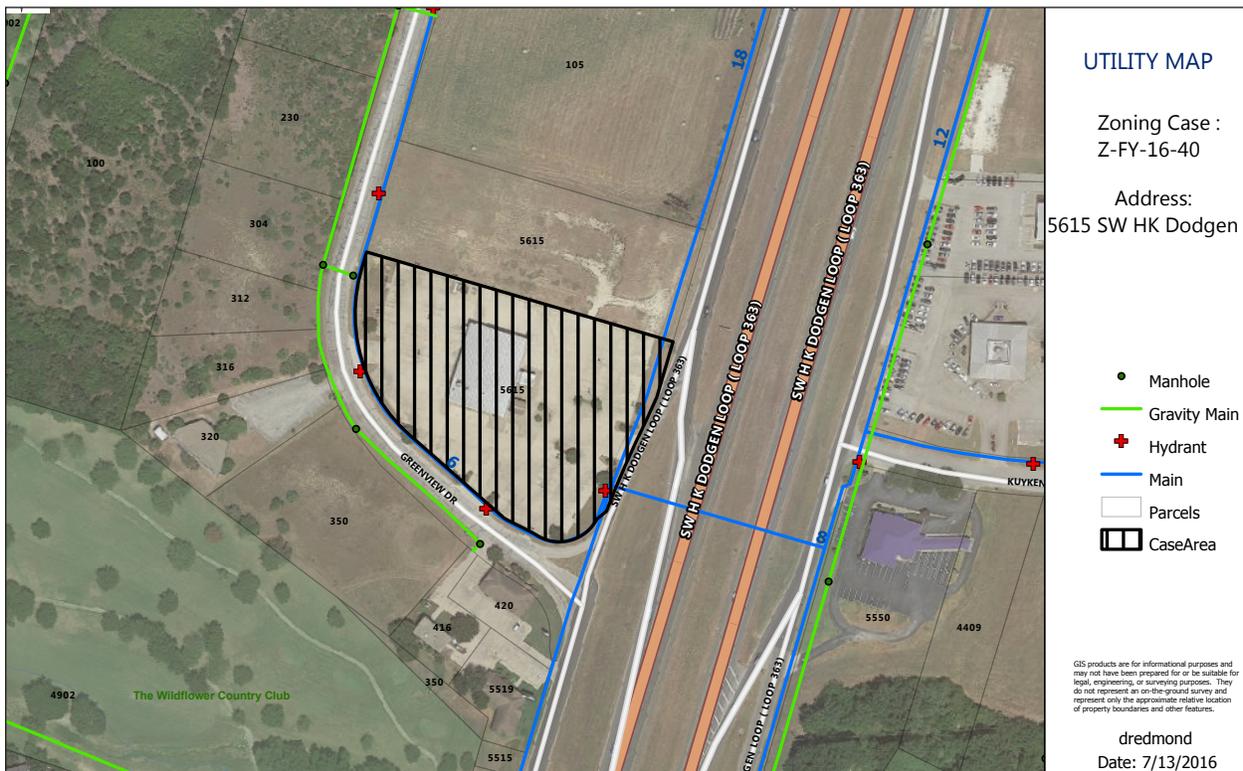
Zoning Map



Future Land Use Map



Thoroughfare & Trails Map



Utility Map



Notification Map

Comprehensive Plan Summary Table

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

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

Surrounding Uses Summary Table

Direction	FLUP	Zoning	Current Land Use
Site	Suburban Commercial	C	vacant warehouse
North	Suburban Commercial	C	vacant
South	Suburban Commercial	C	commercial/vacant
West	Suburban Commercial	C	vacant
East (HK Dodgen Loop)	n/a	n/a	n/a

Returned Property Owner Letter: Ringler Property ID: 232055



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

CEDON REALTY LTD
PO BOX 1928
TEMPLE, TX 76503-1928

Zoning Application Number: Z-FY-16-40

Case Manager: Dessie Redmond

Location: 5615 SW H.K. Dodgen Loop

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

Agree

disagree with this request

Comments:

Signature

Print Name

Don Ringler

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, dredmond@templetx.gov, or mail or hand-deliver this comment form to the address below, no later than **August 1, 2016**.

**City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501**

Number of Notices Mailed: 12

Date Mailed: July 21, 2016

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.

Returned Property Owner Letter: Ringler Property ID 232053



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

CEDON REALTY LTD
PO BOX 1928
TEMPLE, TX 76503-1928

Zoning Application Number: Z-FY-16-40

Case Manager: Dessie Redmond

Location: 5615 SW H.K. Dodgen Loop

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

I agree

() disagree with this request

Comments:

Signature 

Don Ringler
Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, dredmond@templetx.gov, or mail or hand-deliver this comment form to the address below, no later than **August 1, 2016**.

**City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501**

Number of Notices Mailed: 12

Date Mailed: July 21, 2016

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.

Ordinance 2010-4362

ORDINANCE NO. 2010-4362

[PLANNING NO. Z-FY-10-26]

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A CONDITIONAL USE PERMIT TO ALLOW DISPLAY FOR SALE IN A COMMERCIAL DISTRICT ON LOT 1, BLOCK 1, WILDFLOWER COMMERCE PARK IV, AT 5615 SW H K DODGEN LOOP; DECLARING FINDINGS OF FACT; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

WHEREAS, the Comprehensive Zoning Ordinance of the City of Temple, Texas, provides for the issuance of conditional use permits under certain conditions and authorizes the City Council to impose such developmental standards and safeguards as the conditions and locations indicate to be important to the welfare or protection of adjacent property and for the protection of adjacent property from excessive noise, vibration, dust, dirt, smoke, fumes, gas, odor, explosion, glare, offensive view or other undesirable or hazardous conditions, and for the establishment of conditions of operation, time limits, location, arrangement and construction for any use for which a permit is authorized;

WHEREAS, the Planning and Zoning Commission of the City of Temple, Texas, after due consideration of the conditions, operation and location of Lot 1, Block 1, Wildflower Commerce Park IV, at 5616 SW H K Dodgen Loop, recommends that the City Council approve the application for this Conditional Use Permit to allow display for sale in a Commercial District; and

WHEREAS, the City Council of the City of Temple, Texas, after public notice as required by law, has at a public hearing, carefully considered all the evidence submitted by the applicant concerning the proposed plans for operation of said establishment and has heard the comments and evidence presented by all persons supporting or opposing this application at said public hearing, and after examining the conditions, operation and the location of said establishment, finds that the proposed use of the premises substantially complies with the comprehensive plan and the area plan adopted by the City Council.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, THAT:

Part 1: The City Council approves a Conditional Use Permit to allow display for sale in a Commercial District on Lot 1, Block 1, Wildflower Commerce Park IV, at 5615 SW H K Dodgen Loop, more fully shown on Exhibit A, attached hereto and made a part of for all purposes.

Part 2: The owner/applicant, his employees, lessees, agents or representatives, hereinafter called "permittee" shall comply with the following developmental standards and conditions of operation:

Ordinance 2010-4362, continued

- (A) The permittee must design and operate the establishment in such a manner that the proposed use does not substantially increase traffic congestion or create overcrowding in the establishment or the immediately surrounding area.
- (B) The permittee must demonstrate that the granting of the permit would not be detrimental to the public welfare of the citizens of the City.
- (C) The permittee must operate the establishment in such a manner as to prevent excessive noise, dirt, litter and odors in the establishment or in the surrounding area and operate the establishment in such a manner as to minimize disturbance to surrounding property owners.
- (D) The City Council may cancel, suspend, deny or revoke this CUP, in accordance with the revocation clause set forth in Section 7-608 of the Zoning Ordinance.
- (E) The CUP runs with the property. Changes in the owner or lessee of a permitted establishment do not affect the permit.
- (F) The CUP may be canceled, suspended or revoked in accordance with the revocation clause set forth in Section 7-608 of the Zoning Ordinance.
- (G) The applicant's site plan and application are attached hereto and made a part hereof for all purposes as Exhibits B and C, respectively.
- (H) Storage must occur only inside the primary building or inside the two permitted shipping containers. Semi-trailers or any other moveable accessory storage structures are prohibited.
- (I) No auto, boat or lawnmower parts may be stored outside the building.
- (J) All repair work must take place completely inside the primary building.
- (K) The back of the portable buildings acts as a screening device along Greenview Drive. A wood fence that is 8 feet in height is required if a gap in portable buildings exists for more than 30 days in the area along Greenview Drive that is designated for such buildings on the attached site plan.

Part 3: The Director of Planning is hereby directed to make the necessary changes to the City Zoning Map accordingly.

Part 4: The declarations, determinations and findings declared, made and found in the preamble of this ordinance are hereby adopted, restated and made a part of the operative provisions hereof.

Part 5: It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable and, if any phrase, clause, sentence, paragraph or section of this ordinance should be declared invalid

Ordinance 2010-4362, continued

by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such phrase, clause, sentence, paragraph or section.

Part 6: This ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Temple, Texas, and it is accordingly so ordained.

Part 7: It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on First Reading and Public Hearing on the 20th day of May, 2010.

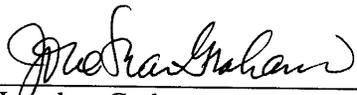
PASSED AND APPROVED on Second Reading on the 3rd day of June, 2010.

THE CITY OF TEMPLE, TEXAS



WILLIAM A. JONES, III Mayor

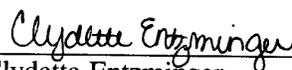
APPROVED AS TO FORM:



Jonathan Graham
City Attorney

ATTEST:





Clydette Entzminger
City Secretary



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

08/01/2016
Item #4
Regular Agenda
Page 1 of 4

APPLICANT / DEVELOPMENT: Nagaraja Ganachari

CASE MANAGER: Mark Baker, Senior Planner

ITEM DESCRIPTION: 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.



Figure 1: Aerial Location Map

STAFF RECOMMENDATION: Based on the following analysis that:

1. The project has demonstrated compliance with the specific standards in Unified Development Code (UDC) Section 5.3.15;
2. The project has demonstrated compliance to Chapter 4 of the City of Temple Code of Ordinances related to alcoholic beverages; and
3. The request is consistent with zoning and compatible with existing adjacent and anticipated retail and service uses.

Staff recommends approval of the requested Conditional Use Permit to allow sales of beer and wine only where less than 75% of the total gross revenue of the establishment, subject to the following conditions:

1. That the sale of beer and wine be restricted to on-premise consumption only, contained within the developed site of Lot 1A, Block 1 of the Canyon Creek Place, Section 2 subdivision, located at 1710 Canyon Creek Drive, Suites B & C;
2. The use is subject to compliance to Chapter 4 of the City Code of Ordinances related to alcoholic beverages; and
3. That the Conditional Use, complies with UDC Section 5.3.15 related to beer and wine only sales with on-premise consumption.

ITEM SUMMARY: The existing establishment provides for indoor dining exclusively and there are no accommodations for an outdoor patio area. This request is for the existing Roopa's Kitchen restaurant, located in Suites B & C on Lot 1A of the recorded Canyon Creek Place, Section 2 subdivision, at 1710 Canyon Creek Drive.

BACKGROUND: The Existing Roopa's Kitchen occupies Suites B & C of the existing strip center as shown by Exhibit A. The two existing suites (B & C) are located within Lot 1A, of the recorded Canyon Creek Place, Section 2, Final Plat as shown by Exhibit B, is subject to Ordinance 2011-4442 as a Planned Development. The PD ordinance currently allows a convenience store with on-premise sales but no on-premise consumption.

Per Ordinance 2011-4442, approved on May 5, 2011, the property is zoned Planned Development - Neighborhood Service (PD-NS). The base zoning of NS requires a conditional use permit (C.U.P.) for sales of beer and wine with on-premise consumption where less than 75% of the gross revenue is from the sale of beer and wine.

If approved, the conditional use permit would amend Planned Development Ordinance 2011-4442 by a new ordinance and allow the conditional use permit for the on-premise consumption of beer and wine only as well as the convenience store in the neighboring suite. Discussion related to Comprehensive Plan compliance was addressed during the related analysis of that request.

Specific to this request, a restaurant that generates less than 75% of its total gross revenue from the sale of beer and wine only is a compatible use subject to approval of a Conditional Use Permit. The use as a restaurant with on-premise consumption of beer and wine only is compatible with the existing and range of permitted retail and service uses within the surrounding area.

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

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

Police, who acts in an advisory capacity, to determine the number of qualified employees necessary to meet such obligations.

Additionally, the UDC states:

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

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

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

Further, UDC Section 5.3.15B provides standards for all establishments with alcoholic beverage sales with on-premise consumption that is less than 75% of the gross total revenue. The standards include a distance requirement of not being within 300 feet of a place of worship, public school or public hospital and how the distance is measured. Using the calculation prescribed by UDC Sec. 5.3.15B2, the nearest sensitive use is Canyon Creek Baptist Church located approximately 1,641 feet away.

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

DEVELOPMENT REVIEW COMMITTEE (DRC): The DRC reviewed the proposed conditional use permit on July 18, 2016. No issues were identified during the review.

PROPOSED CITY COUNCIL MEETING SCHEDULE: This Conditional Use Permit is scheduled for 1st Reading on September 1, 2016 and a 2nd Reading for September 15, 2016.

PUBLIC NOTICE: Twenty (20) properties within 200-feet of the subject property, were sent notice of the public hearing as required by State law and City Ordinance. As of Thursday July 28, 2016 at 3:00 PM, three notices in agreement and one notice in disagreement have been received. Staff will provide an update relative to late responses, if necessary.

The newspaper printed notice of the public hearing on July 21, 2016, in accordance with state law and local ordinance.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Chapter 4 – Code of Ordinances – Alcoholic Beverages
Site and Surrounding Property Photos
Aerial Map

Zoning Map
Site Plan for Existing Plaza (Exhibit A)
Canyon Creek Place, Section 2, Final Plat (Exhibit B)
Notification Map
Returned Property Notices
Ord. 2011-4442

Chapter 4

ALCOHOLIC BEVERAGES

ARTICLE I. EXTENDED HOURS

Sec. 4-1. Extended hours.

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

ARTICLE II. SPACING

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

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

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

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

Sec. 4-4. Measurement for public school.

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

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

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

Sections 4-5 through 4-10 reserved.

ARTICLE III. LICENSE AND PERMIT FEES

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

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

Sec. 4-12. Display.

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

Sections 4-13 through 4-20 reserved.

ARTICLE IV. SALE OF ALCOHOLIC BEVERAGES ON CITY PROPERTY

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

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

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

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

Site & Surrounding Property Photos



Site – Existing Roopa's Kitchen (PD-NS)



North: SF Residential Uses – Terrace Gardens First Unit, subdivision (2F)



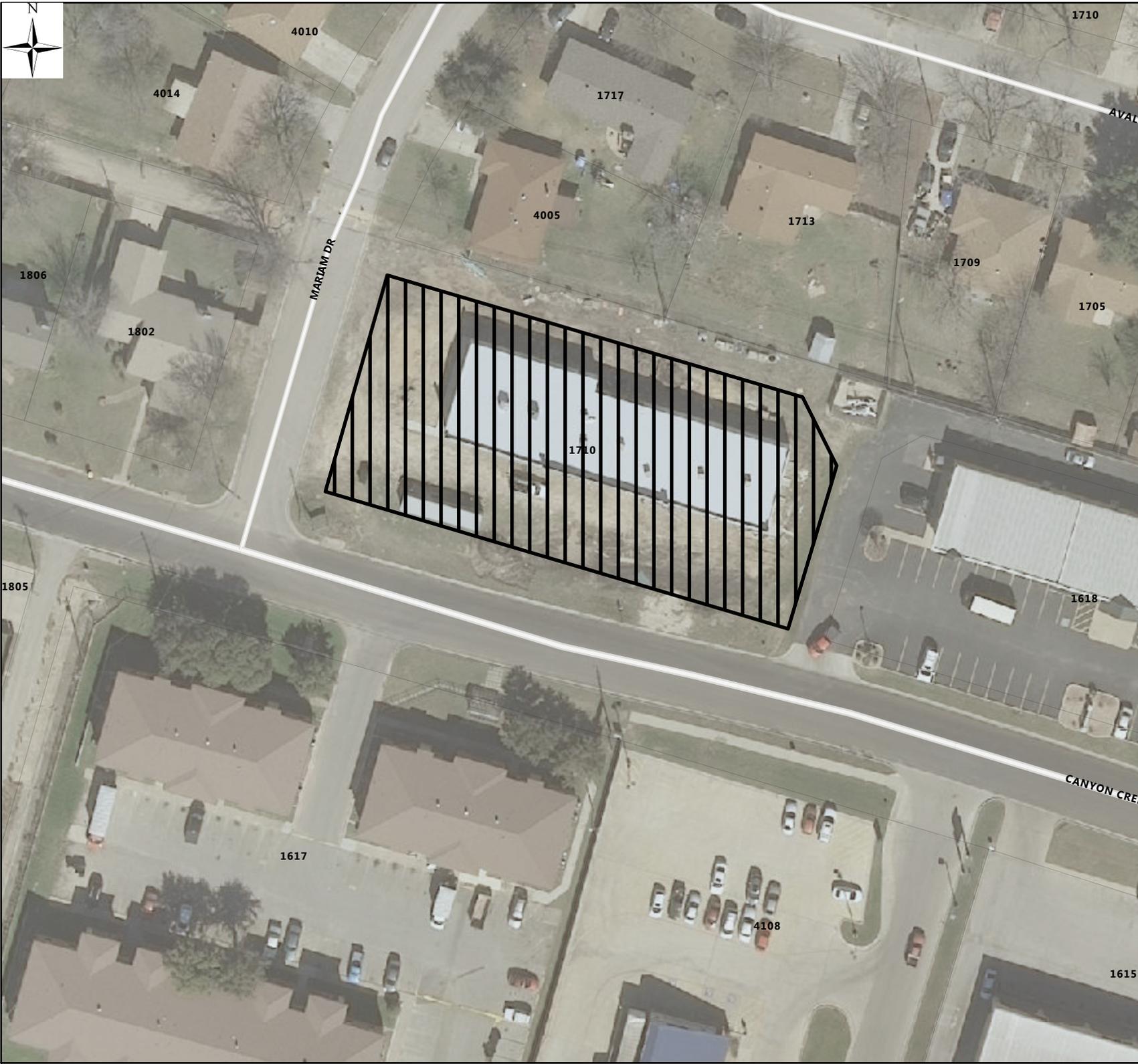
South: Raintree Apartment Complex (C)



East: Retail & Service Uses along Canyon Creek Dr. (C, PD-NS, NS & O-1)



**West: SF Uses along Canyon Creek Dr. – Canyon Creek, Phase I subdivision
(2F & C)**



Conditional Use Permit

AERIAL MAP

Zoning Case :
Z-FY-16-41

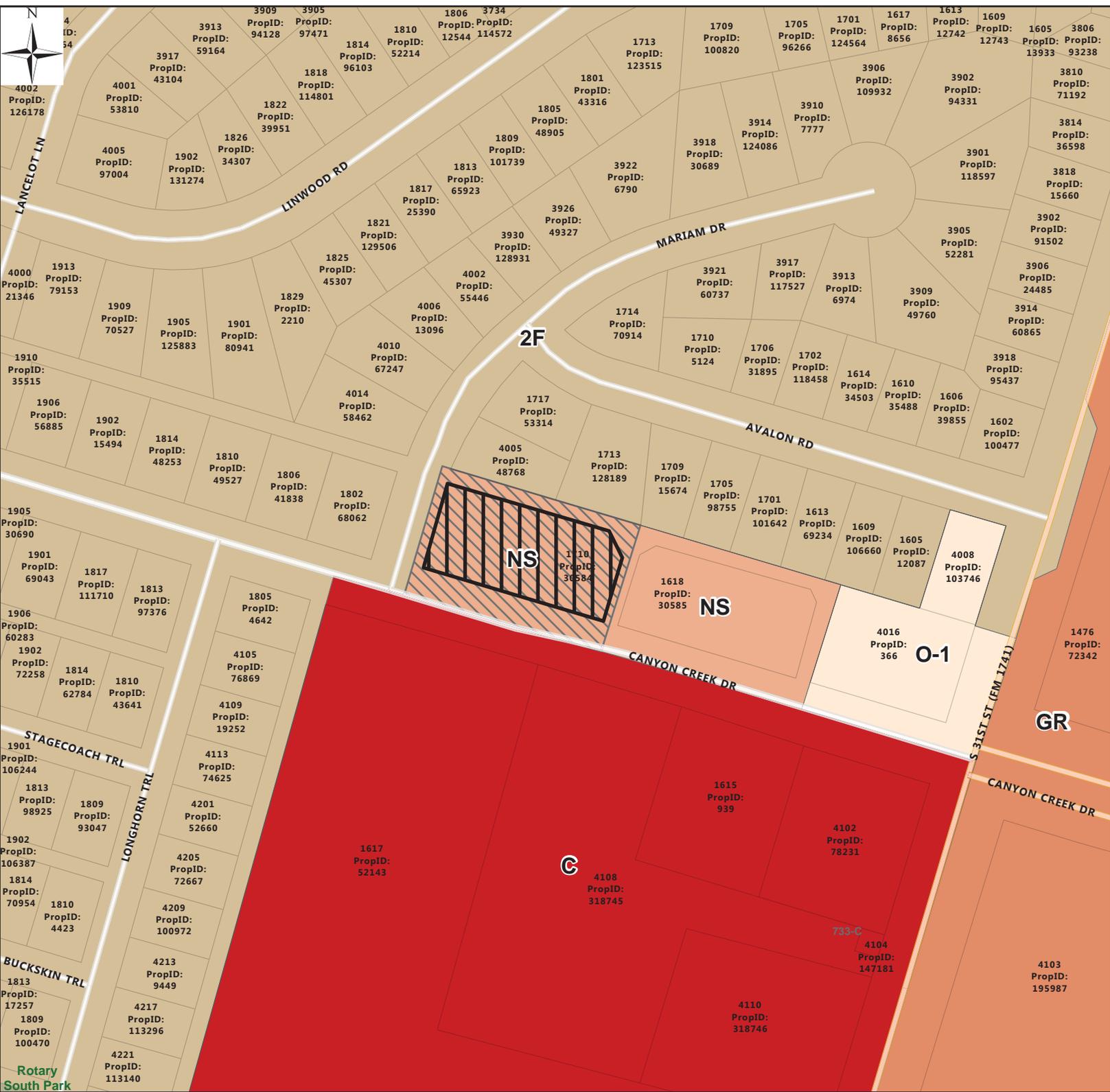
Address :
1710 Canyon Creek Dr

- 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.

mbaker
Date: 6/30/2016





Conditional Use Permit Zoning Map

Zoning Case :
Z-FY-16-41
Address :

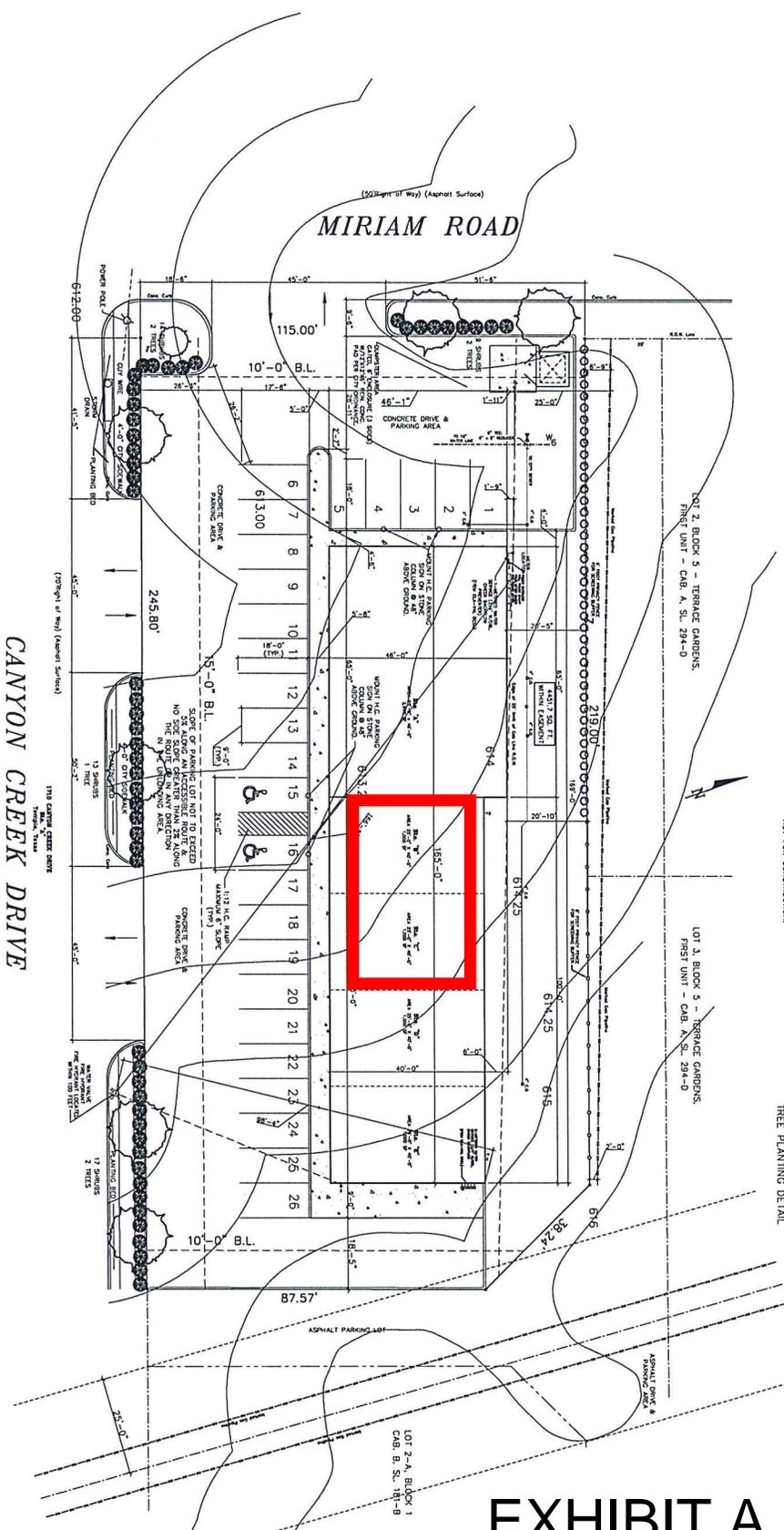
1710 Canyon Creek Dr

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

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

mbaker
Date: 6/30/2016





LANDSCAPE REQUIREMENTS	
TREES	ROW Length 235.8 / 30 = 8 required
Canopy & Size	6/5-2/0 required
SHRUBS	ROW Length 235.8 / 5 = 45 required
Tree	2" Caliper 6' High Live Oaks
Shrub	6" Caliper Holly, 'Dwarf' Shrub
Ground Cover	Asian Jasmine/ Desmodium Sage & "Pine Bark" mulch

PROPOSED IRRIGATION	
LAWN/GRASS	TYPE: HOSE BIB WITH IN 100' OF HOBBANT
FLOWER BEDS	TYPE: HOSE BIB WITH IN 100' OF HOBBANT
BACKFLOW PREVENTER	TYPE: 3/4" Fesco Model 755 or equivalent
WATERLINE	SIZE: 1" TYPE: PVC

LANDSCAPING CALCULATIONS ARE BASED ON LOT FRONTAGE REQUIREMENTS AND INSTALLATION AND/OR MAINTENANCE AND SHALL BE SHOWN HEREON.

LANDSCAPING WATERING TO BE PROVIDED FROM HOSE BIB LOCATED WITHIN 100 FT OF LANDSCAPING.

SCREENER SERVICE REMOVAL BUILDING IS COMPOSED OF 8 HIGH PAVEMENT FRAMES.

PARKING REQUIREMENTS FOR NEW RETAIL SPACE

PARKING REQUIRED: BUSINESS 6,000 S.F. / 250 S.F. = 24 EA. HANDICAPPED PARKING SPACE W/ 6'-8" X 11'6" LOADING AREA = 2 EA. TOTAL PARKING SPACES (9,180) = 24 EA. HANDICAPPED PARKING SPACE W/ 6'-8" X 11'6" LOADING AREA = 2 EA.

FIRE LANE NOTES

1. ALL PARTS OF THE PERIMETER OF THE STRUCTURE SHOWN HEREON ARE LESS THAN 150 FEET FROM A PUBLIC STREET. THEREFORE, UPON COMPLETION OF THE FIRE MARSHAL, NO FIRE LANE IS REQUIRED FOR THIS PROJECT.

WASTE DISPOSAL

THIS SITE WILL USE NEW DUMPSTER PER PLAN.

FOR PERMITTING PURPOSES ONLY. NOT FOR CONSTRUCTION.

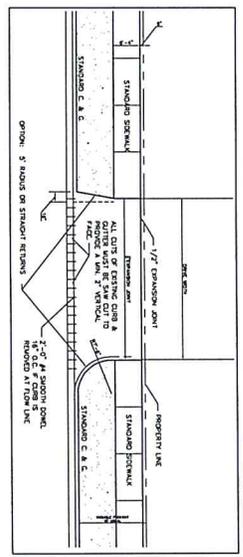
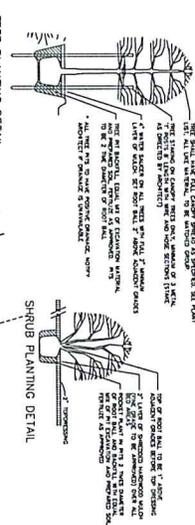
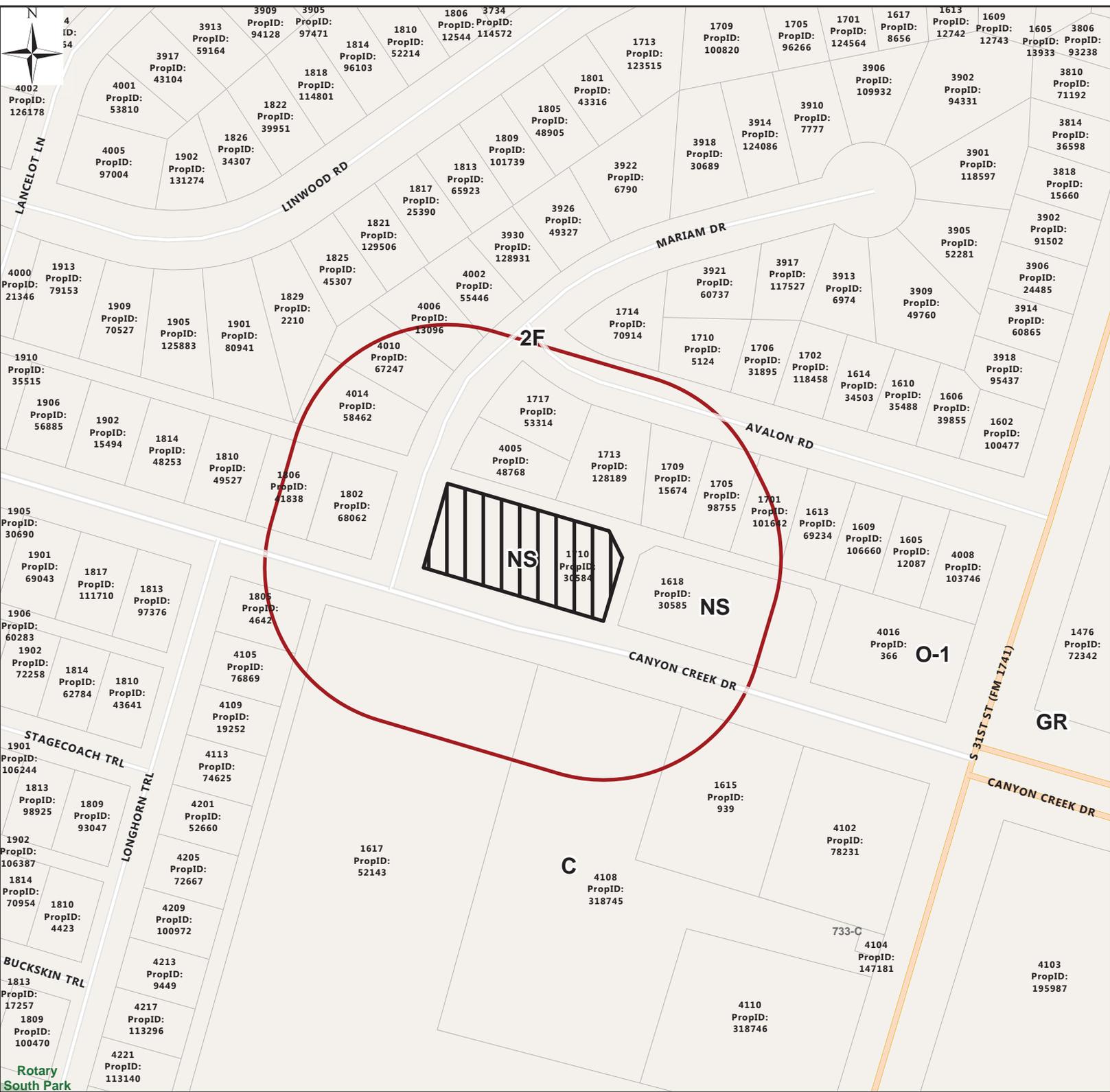


EXHIBIT A

	SHEET NO. S1 DWG: 601-07	JOB NAME: CANYON CREEK STRIP CENTER BUILDER: Loinch Enterprise, Inc. TYPE WORK: New Construction ADDRESS: 1710 Canyon Creek Drive, Temple, Texas 76504 LEGAL DESCRIPTION:	REVISION DATE: 05/20/11 06/08/11 09/29/11 10/18/11 11/19/11	
	1710 CANYON CREEK DRIVE TEMPLE, TEXAS			



Conditional Use Permit

200'
NOTIFICATION MAP

Zoning Case :
Z-FY-16-41
Address :
1710 Canyon Creek Dr

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

mbaker
Date: 6/30/2016



Rotary South Park



RESPONSE TO PROPOSED REZONING REQUEST CITY OF TEMPLE

RECEIVED JUL 26 2016

HOUSING AUTHORITY OF CITY OF TEMPLE 700 W CALHOUN AVE TEMPLE, TX 76501-4218

Zoning Application Number: Z-FY-16-41 Case Manager: Mark Baker

Location: 1710 Canyon Creek Drive, Suites B & C

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

I (X) agree () disagree with this request

Comments:

NONE

Signature [Handwritten Signature]

BARBARA B. BOZON, CPA Print Name 7/26/16

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov, or mail or hand-deliver this comment form to the address below, no later than August 1, 2016.

City of Temple Planning Department 2 North Main Street, Suite 102 Temple, Texas 76501

RECEIVED JUL 27 2016 City of Temple Planning & Development

Number of Notices Mailed: 20

Date Mailed: July 21, 2016

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



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

MAREK, JOAN SMITH
1802 CANYON CREEK DR
TEMPLE, TX 76502-3211

Zoning Application Number: Z-FY-16-41

Case Manager: Mark Baker

Location: 1710 Canyon Creek Drive, Suites B & C

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

I () agree

disagree with this request

Comments:

THIS IS A FAMILY NEIGHBORHOOD AND
MORE LIQUOR AVAILABILITY IS WRONG!

Signature

Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov, or mail or hand-deliver this comment form to the address below, no later than **August 1, 2016**.

RECEIVED

JUL 27 2016

City of Temple
Planning & Development

City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501

Number of Notices Mailed: 20

Date Mailed: July 21, 2016

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



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

PLEASANT GRAY PROPERTIES LLC
5304 BRIARCREST CIR
TEMPLE, TX 76502

Zoning Application Number: Z-FY-16-41 **Case Manager:** Mark Baker

Location: 1710 Canyon Creek Drive, Suites B & C

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

I agree () disagree with this request

Comments:


Signature

Todd Gordon
Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov, or mail or hand-deliver this comment form to the address below, no later than **August 1, 2016**.

RECEIVED

**City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501**

JUL 28 2016
City of Temple
Planning & Development

Number of Notices Mailed: 20 Date Mailed: July 21, 2016

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



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

SIMECEK, KAREL G ETUX RUBY L
1319 N 6TH ST
TEMPLE, TX 76501-2030

Zoning Application Number: Z-FY-16-41 **Case Manager: Mark Baker**

Location: 1710 Canyon Creek Drive, Suites B & C

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

I agree () disagree with this request

Comments:

Karel Simecek
Signature

Karel Simecek
Print Name

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, mbaker@templetx.gov, or mail or hand-deliver this comment form to the address below, no later than **August 1, 2016**.

RECEIVED

**City of Temple
Planning Department
2 North Main Street, Suite 102
Temple, Texas 76501**

JUL 28 2016
City of Temple
Planning & Development

Number of Notices Mailed: 20

Date Mailed: July 21, 2016

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.

[PLANNING NO. Z-FY-11-24]

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, APPROVING A REZONING FROM NEIGHBORHOOD SERVICES DISTRICT (NS) TO PLANNED DEVELOPMENT NEIGHBORHOOD SERVICE PLUS ALCOHOL BEVERAGE SALES, OFF-PREMISE CONSUMPTION, BEER AND WINE STORE ON LOT 1-A, BLOCK 1, CANYON CREEK PLACE II ADDITION, LCOATED AT 1710 CANYON CREEK DRIVE; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, THAT:

Part 1: The City Council approves a rezoning from Neighborhood Services District (NS) to Planned Development Neighborhood Service plus alcohol beverage sales, off-premise consumption, beer and wine store, on Lot 1-A, Block 1, Canyon Creek Place II Addition, located at 1710 Canyon Creek Drive in the City of Temple, Bell County, Texas, more fully described in Exhibit A, attached hereto and made a part hereof for all purposes.

Part 2: In accordance with Section 3.4 of the Unified Development Code (UDC) of the City of Temple, the City Zoning Map is amended by changing the zoning classification of the property described in Part 1 above, to Planned Development Neighborhood Service District. The planned development shall comply with all applicable sections of the Code of Ordinances of the City of Temple, Texas, and all local, State and Federal laws and regulations as they may now read or hereafter be amended, including but not limited to the following conditions:

- (a) Except as modified by the binding site development plan, attached hereto as Exhibit B, the use and development standards of the property must conform to the requirements of the Neighborhood Services Zoning District.
- (b) In addition to the uses permitted in the Neighborhood Services Zoning District, alcohol beverage sales, off-premise consumption, beer and wine store is a permitted use.
- (c) In the event of a conflict between the site development plan and the text of the Planned Development ordinance, the stricter standard applies.

These conditions shall be express conditions of any building permit issued for construction on the property, which may be enforced by the City of Temple by an action either at law or in equity, including the right to specifically enforce the requirements of the ordinance, and these requirements shall run with the land.

Part 3: The City Council directs the Director of Planning to make the necessary changes to the City Zoning Map accordingly.

Part 4: It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this ordinance are severable

and, if any phrase, clause, sentence, paragraph or section of this ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such phrase, clause, sentence, paragraph or section.

Part 5: This ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Temple, Texas, and it is accordingly so ordained.

Part 6: It is hereby officially found and determined that the meeting at which this Ordinance is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on First Reading and Public Hearing on the 21st day of April, 2011.

PASSED AND APPROVED on Second Reading on the 5th day of May, 2011.

THE CITY OF TEMPLE, TEXAS



WILLIAM A. JONES, III, Mayor

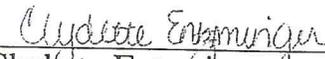
APPROVED AS TO FORM:



Jonathan Graham
City Attorney

ATTEST:





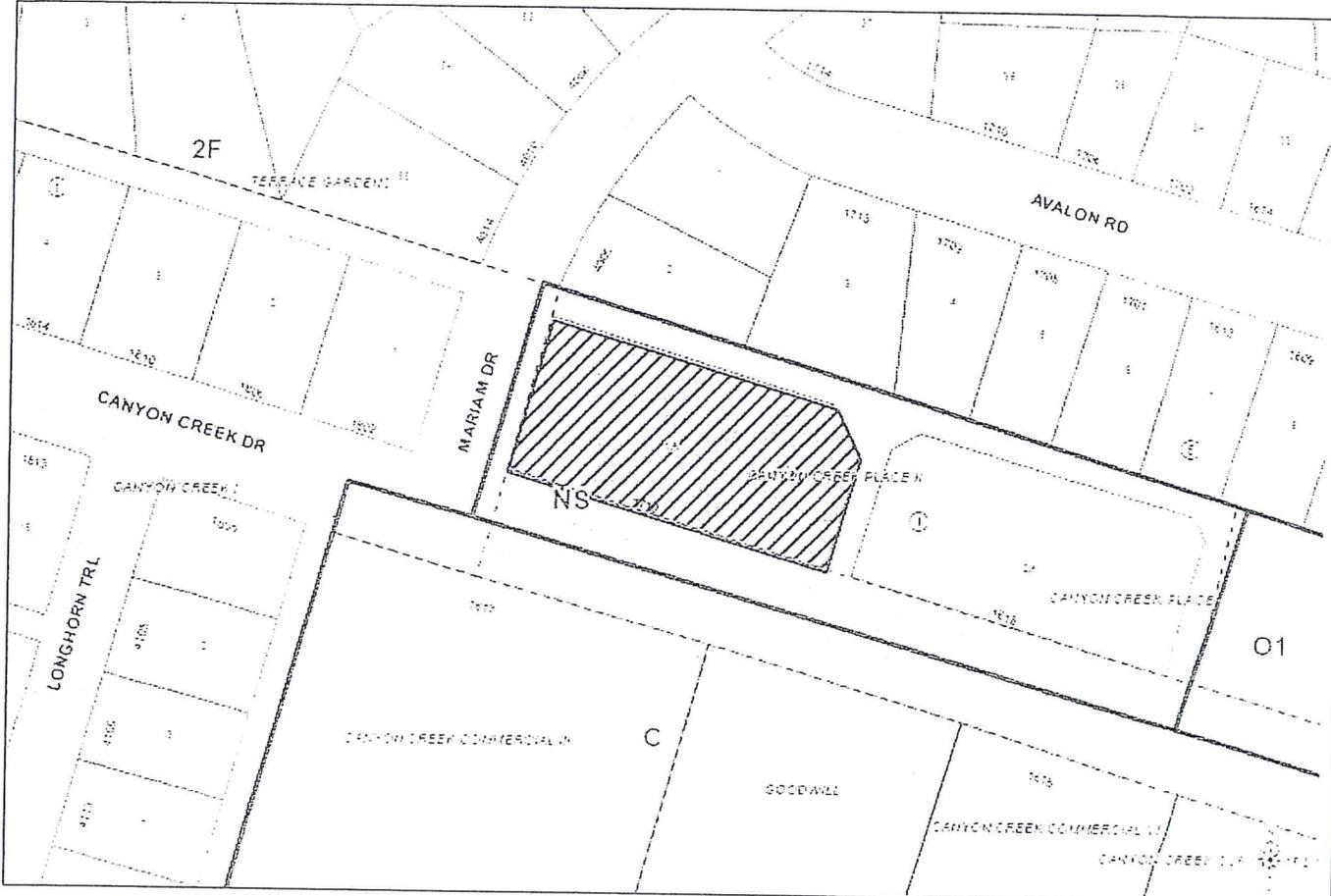
Clydette Entzminger
City Secretary



Z-FY-11-24

Lot 1-A, Block 1,
Canyon Creek Place II

1710 Canyon Creek Drive



Z FY 11-24
Lots 123

Zoning Boundary
Blocks

Subdivision
Outblock

Addresses 321

Addresses 321

Scale 0 50 100 150 Feet

LMetlock Planning 2015



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

08/01/16
Item #5
Regular Agenda
Page 1 of 2

APPLICANT / DEVELOPMENT: John Kiella

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: P-FY-16-42 Consider and take action on the Final Plat of Villages of Westfield Phase II, a 31.691 +/- acres, 103-lots, 6-block, residential and nonresidential subdivision, situated in the Nancy Chance Survey, Abstract No. 5, Bell County, Texas and the Baldwin Robertson Survey, Abstract No. 17, Bell County, Texas, located south of Stonehollow Drive, west of Meadowbrook Drive, east of Arbordge Drive and Fair Springs Drive and north of Honeysuckle Drive.

STAFF RECOMMENDATION: Staff recommends approval of the Final Plat of Villages of Westfield Phase II.

ITEM SUMMARY: The Development Review Committee (DRC) reviewed the Final Plat of Villages of Westfield Phase II on July 18, 2016. It was deemed administratively complete on July 28, 2016.

The Final Plat of Villages of Westfield Phase II is a 31.691 +/- acres, 103-lots, 6-block, residential and nonresidential subdivision, located south of Stonehollow Drive, west of Meadowbrook Drive, east of Arbordge Drive and Fair Springs Drive and north of Honeysuckle Drive. The property is zoned Planned Development Single Family-3 (PD SF-3) and Planned Development General Retail (PD-GR).

Although some of the block labels and lot numberings are not exact, the proposed plat is in agreement with the Westfield Master Preliminary Plat (Resolution No.2015-7735-R). Tracts A, B, and C will be utilized as common areas and be owned and maintained by the subdivision's Home Owners Association.

Lots 1 through 28, Block 1, will not have access off Meadowbrook Drive or Stonehollow Drive, a collector. A 4-foot wide sidewalk is required along one side of Stonehollow Drive.

Water and sewer services will be available through a series of 8-inch and 10-inch lines within street rights-of-way and easements.

A series of private parks and trails are planned within this overall development as shown within the Master Preliminary Plat. Tract A of this phase is part of the trail and park network proposed. The

land being dedicated for HOA maintained, developable, park land (7.3 acres) meets the minimum requirements of the UDC and was approved with the Master Preliminary Plat.

The Planning and Zoning Commission will be the final plat authority, since the applicant has not requested any exceptions to the Unified Development Code (UDC).

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Final Plat
Utility Sheet

Curve Table				
Curve #	Length	Radius	Delta	Chord
C1	377.67	2970.00	7°17'09"	N84°17'21"E 377.41
C2	62.12	75.00	47°27'14"	N56°55'11"E 60.36
C3	143.31	83.00	98°55'43"	S82°39'25"W 126.16
C4	61.85	75.00	47°15'11"	S71°30'18"E 60.12
C5	179.27	3030.00	3°23'24"	S86°33'48"W 179.24
C6	34.11	375.00	5°12'40"	S85°56'08"W 34.09
C7	381.48	3000.00	7°17'09"	N84°17'21"E 381.22
C8	354.41	3000.00	6°46'08"	S86°02'11"W 354.21
C9	203.65	2970.00	3°55'43"	S87°27'18"W 203.61
C10	61.47	3030.00	1°09'44"	S88°50'22"W 61.47
C11	182.06	115.00	90°42'24"	S40°08'14"W 163.63
C12	588.10	1530.00	22°01'24"	N5°47'44"E 584.49
C13	597.15	1500.00	26°48'34"	N5°24'09"E 593.22
C14	528.70	1470.00	20°36'26"	N5°32'32"E 525.86
C15	362.33	1350.00	15°22'39"	N8°04'18"E 361.24
C16	414.39	1325.00	17°55'09"	N7°50'52"E 412.70
C17	406.57	1300.00	17°55'09"	N7°50'52"E 404.92
C18	23.32	50.00	26°43'24"	S3°26'45"W 23.11
C19	168.99	67.50	143°26'47"	N61°48'26"E 128.19
C20	23.32	50.00	26°43'24"	N59°49'52"W 23.11
C21	70.69	45.00	90°00'00"	N61°48'26"E 63.64
C22	31.42	20.00	90°00'00"	N61°48'26"E 28.28
C23	153.66	375.00	23°28'39"	S84°55'53"E 152.59
C24	163.91	400.00	23°28'42"	N84°55'51"W 162.76
C25	174.15	425.00	23°28'39"	N84°55'53"W 172.93
C26	333.67	1035.00	18°28'17"	N7°34'18"E 332.23
C27	296.95	1010.00	16°50'44"	N8°23'05"E 295.88
C28	319.85	1060.00	17°17'19"	N8°09'47"E 318.63
C29	409.35	3175.00	7°23'14"	N84°20'24"E 409.07
C30	406.13	3150.00	7°23'14"	N84°20'24"E 405.85
C31	412.58	3200.00	7°23'14"	N84°20'24"E 412.29
C32	23.60	50.00	27°02'23"	N67°07'35"E 23.38
C33	179.98	67.50	152°46'16"	N50°00'29"W 131.21
C34	22.68	50.00	25°59'41"	S13°22'49"W 22.49
C35	77.16	45.00	98°14'31"	N50°13'58"W 68.05
C36	34.29	20.00	98°14'31"	N50°13'58"W 30.24
C37	43.34	375.00	6°37'20"	N88°08'53"W 43.32
C38	45.49	375.00	6°57'01"	N81°21'42"E 45.46
C39	30.72	375.00	4°41'38"	N75°32'23"W 30.71
C40	54.60	425.00	7°21'40"	S87°00'38"W 54.57
C41	119.54	425.00	16°06'58"	N81°15'03"W 119.15
C42	14.10	50.00	16°09'26"	N65°06'50"W 14.05
C43	9.22	50.00	10°33'57"	N51°45'09"W 9.21
C44	37.57	67.50	31°53'17"	S62°24'48"E 37.08
C45	33.06	67.50	28°03'58"	N87°36'34"E 32.74
C46	36.35	67.50	30°51'23"	N58°08'54"E 35.91
C47	38.54	67.50	32°43'04"	N26°21'40"E 38.02
C48	23.47	67.50	19°55'05"	N0°02'35"E 23.35
C49	55.03	1470.00	2°08'42"	N4°46'25"E 55.03
C50	55.65	1470.00	2°10'08"	N2°37'00"E 55.64
C51	48.99	1470.00	1°54'35"	N0°34'38"E 48.99
C52	48.99	1470.00	1°54'34"	N8°40'04"E 48.99
C53	48.98	1470.00	1°54'33"	N6°45'30"E 48.98
C54	48.98	1470.00	1°54'32"	N4°50'58"E 48.98
C55	48.97	1470.00	1°54'32"	N2°56'26"E 48.97
C56	48.97	1470.00	1°54'31"	N1°01'54"E 48.96
C57	45.01	1470.00	1°45'16"	N0°47'59"W 45.01
C58	79.14	1470.00	3°05'04"	N31°30'09"W 79.13
C59	14.66	115.00	7°18'08"	N8°24'45"W 14.65
C60	112.45	115.00	56°01'22"	N40°04'30"W 108.02

Curve Table				
Curve #	Length	Radius	Delta	Chord
C61	62.76	115.00	31°16'03"	N83°43'12"W 61.98
C62	11.68	3030.00	0°13'15"	N87°49'18"E 11.68
C63	45.00	3030.00	0°51'03"	N87°17'08"E 45.00
C64	45.00	3030.00	0°51'03"	N86°26'05"E 45.00
C65	45.00	3030.00	0°51'03"	N85°35'02"E 45.00
C66	45.00	3030.00	0°51'03"	N84°43'58"E 45.00
C67	45.00	3030.00	0°51'03"	N83°52'55"E 45.00
C68	45.00	3030.00	0°51'03"	N82°10'48"E 45.00
C69	58.61	3030.00	1°06'30"	N81°12'02"E 58.61
C70	385.29	3030.00	7°17'08"	N84°17'21"E 385.03
C71	18.26	3150.00	0°19'55"	N87°52'03"E 18.26
C72	46.78	3150.00	0°51'03"	N87°16'33"E 46.78
C73	46.78	3150.00	0°51'03"	N86°25'30"E 46.78
C74	46.78	3150.00	0°51'03"	N85°34'27"E 46.78
C75	46.78	3150.00	0°51'03"	N84°43'23"E 46.78
C76	46.78	3150.00	0°51'03"	N83°52'20"E 46.78
C77	46.78	3150.00	0°51'03"	N83°01'17"E 46.78
C78	46.78	3150.00	0°51'03"	N82°10'13"E 46.78
C79	60.40	3150.00	1°05'55"	N81°11'44"E 60.39
C80	32.19	3200.00	0°34'35"	N87°44'43"E 32.19
C81	50.05	3200.00	0°53'46"	N87°00'33"E 50.05
C82	49.98	3200.00	0°53'42"	N86°06'49"E 49.98
C83	49.89	3200.00	0°53'36"	N85°13'10"E 49.89
C84	102.11	3200.00	1°49'42"	N83°51'31"E 102.11
C85	29.82	3200.00	0°32'02"	N82°40'39"E 29.82
C86	98.54	3200.00	1°45'52"	N81°31'43"E 98.54
C87	47.35	1010.00	2°41'09"	N15°27'52"E 47.34
C88	51.07	1010.00	2°53'50"	N12°40'22"E 51.07
C89	51.07	1010.00	2°53'50"	N9°46'32"E 51.07
C90	51.07	1010.00	2°53'50"	N6°52'42"E 51.07
C91	96.38	1010.00	5°28'04"	N2°41'45"E 96.35
C92	41.72	1060.00	2°15'18"	N15°40'47"E 41.72
C93	45.00	1060.00	2°25'57"	N13°20'10"E 45.00
C94	45.00	1060.00	2°25'57"	N10°54'12"E 45.00
C95	45.00	1060.00	2°25'57"	N8°28'13"E 45.00
C96	45.00	1060.00	2°25'57"	N6°02'18"E 45.00
C97	53.11	1060.00	2°52'14"	N3°36'21"E 45.00
C98	46.30	1300.00	2°02'26"	N15°47'14"E 46.29
C99	49.58	1300.00	2°11'07"	N13°40'28"E 49.58
C100	49.58	1300.00	2°11'07"	N11°29'21"E 49.58
C101	49.58	1300.00	2°11'07"	N9°18'15"E 49.58
C102	49.58	1300.00	2°11'07"	N7°07'08"E 49.58
C103	49.58	1300.00	2°11'07"	N4°56'02"E 49.58
C104	49.58	1300.00	2°11'07"	N2°44'55"E 49.58
C105	62.80	1300.00	2°46'04"	N0°16'20"E 62.79
C106	55.04	1350.00	2°20'09"	N14°35'33"E 55.03
C107	45.00	1350.00	1°54'35"	N12°28'11"E 45.00
C108	45.00	1350.00	1°54'36"	N10°33'35"E 45.00
C109	45.00	1350.00	1°54'36"	N8°39'00"E 45.00
C110	45.00	1350.00	1°54'36"	N6°44'24"E 45.00
C111	45.00	1350.00	1°54'36"	N4°49'48"E 45.00
C112	45.00	1350.00	1°54'36"	N2°55'12"E 45.00
C113	37.28	1350.00	1°34'56"	N1°10'26"E 37.28
C114	31.74	67.50	26°56'35"	N12°54'22"E 31.45
C115	33.65	67.50	28°33'41"	N14°50'46"W 33.30
C116	37.31	67.50	31°40'21"	N44°57'47"W 36.84
C117	37.74	67.50	32°01'58"	N76°48'56"W 37.25
C118	39.54	67.50	33°33'42"	S70°23'14"W 38.98
C119	6.01	50.00	6°53'07"	N57°02'57"E 6.00

Curve Table				
Curve #	Length	Radius	Delta	Chord
C120	17.59	50.00	20°09'17"	N70°34'08"E 17.50
C121	42.02	1180.00	2°02'26"	N15°47'14"E 42.02
C122	45.00	1180.00	2°11'07"	N13°40'28"E 45.00
C123	45.00	1180.00	2°11'07"	N11°29'21"E 45.00
C124	45.00	1180.00	2°11'07"	N9°18'15"E 45.00
C125	45.00	1180.00	2°11'07"	N7°07'08"E 45.00
C126	45.00	1180.00	2°11'07"	N4°56'02"E 45.00
C127	45.00	1180.00	2°11'07"	N2°44'55"E 45.00
C128	45.00	1180.00	2°11'07"	N0°34'08"E 45.00
C129	45.00	1180.00	2°11'07"	N0°08'00"E 45.00
C130	62.73	1180.00	3°02'44"	N0°08'00"E 62.72
C131	46.44	1180.00	2°15'18"	N15°40'47"E 46.44
C132	50.10	1180.00	2°25'57"	N13°20'10"E 50.09
C133	50.10	1180.00	2°25'57"	N10°54'12"E 50.09
C134	50.10	1180.00	2°25'57"	N8°28'15"E 50.09
C135	50.10	1180.00	2°25'57"	N6°02'18"E 50.09
C136	50.10	1180.00	2°25'57"	N3°36'21"E 50.09
C137	77.83	1180.00	3°46'45"	N0°30'00"E 77.82
C138	326.00	1530.00	12°12'30"	N10°54'12"E 325.39
C139	262.10	1530.00	9°48'55"	N0°18'31"W 261.78
C140	31.42	20.00	90°00'00"	S28°11'34"E 28.28
C141	41.88	114.00	21°02'53"	S12°09'17"E 41.64
C142	214.04	236.00	51°57'52"	S3°18'13"W 206.78

Line Table		
Line #	Direction	Length
L1	N87°55'55"E	79.56'
L2	S16°49'59"W	8.22'
L3	N16°15'21"E	114.03'
L4	S6°40'12"E	50.00'
L11	N14°42'21"E	115.81'
L12	N3°38'24"W	120.21'
L13	N88°02'00"E	15.01'
L14	S3°38'24"E	50.02'
L15	N88°02'00"E	15.01'
L16	S3°38'24"E	104.96'
L17	S42°08'45"W	20.93'
L18	S3°38'24"E	60.01'
L19	N87°55'55"E	78.73'
L20	N81°33'03"E	116.42'
L21	S89°25'14"W	36.65'
L22	S89°25'10"W	36.41'
L23	S89°25'14"W	36.65'
L24	S89°36'23"W	83.10'
L25	S89°36'30"W	80.74'
L26	S89°36'23"W	81.86'
L27	S6°00'07"E	122.57'
L28	N16°48'26"E	51.83'
L29	N16°48'26"E	51.83'
L30	N16°48'26"E	16.50'
L31	N16°48'26"E	46.50'
L32	N16°48'26"E	5.33'
L33	N73°11'34"W	175.00'
L34	N14°13'56"E	44.93'
L35	N10°33'44"E	44.96'
L36	N7°21'34"E	44.99'
L37	N2°15'05"E	66.45'
L38	N88°02'00"E	67.80'
L39	N80°38'47"E	24.36'
L40	S1°37'50"E	119.00'
L43	S29°17'08"W	72.38'



FIRM # F-1658

FINAL PLAT of:
VILLAGE AT WESTFIELD, PHASE II
 PART OF THE NANCY CHANCE SURVEY, ABSTRACT #7 AND
 THE BALDWIN ROBERTSON SURVEY, ABSTRACT #17
 A SUBDIVISION IN THE CITY OF TEMPLE, BELL COUNTY, TEXAS
 PREPARED FOR:
KIELLA DEVELOPMENT, INC.

REVISIONS	

DATE: 04/20/16
 DRN. BY: MEA
 REF.:
 FB/LB
 JOB NO.: 16-108
 SHEET 2 OF 2
 COMPUTER DWG. NO. 14-1080
13201-D
 FILE NO.

FINAL PLAT of:
VILLAGE AT WESTFIELD
 31.691 ACRES
 6 BLOCKS, 103 LOTS
 2 TRACTS
 LOTS 1 thru 28, BLOCK 1
 LOTS 1 thru 20, BLOCK 2
 LOTS 1 thru 33, BLOCK 3
 LOTS 1 thru 20, BLOCK 4
 LOT 1, BLOCK 5
 LOT 1, BLOCK 6
 TRACT "A" - 0.740 ACRES
 TRACT "B" - 0.180 ACRES





PLANNING AND ZONING COMMISSION AGENDA ITEM

08/01/16
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-16-16 - 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
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.	Waiting on Applicant's response to Post- DRC comments	All County Surveying	Dessie
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.	DRC 3/24/16 Awaiting Revisions	Clark & Fuller	Tammy

Future Commission Projects	Status	Applicant	Project Mgr.
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.	Waiting for revisions	Ralph Roberts on behalf of Grady Jenkins	Tammy
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	DRC 6/09/16	Pedro Quintero	Tammy
P-FY-16-39 – Temple Bioscience Park Phase II Plat Vacation/Abandonment	Pending full application		
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.	Pending recordation	Brandon Whatley Homes LLC	Dessie
P-FY-16-41 - Consider and take action on the Final Plat of Friars Creek Business Park, a 3.22 +/- acres, 2-lot, 2-block, non-residential subdivision, situated in the Maximo Moreno Survey, Abstract 14, Bell County, Texas, located south of Loop 363, west side of South 5th Street, and north of Marlandwood Drive, 3002 S. 5th Street.	Waiting for applicants revisions	All County Surveying	Dessie
P-FY-16-42 - Consider and take action on the Final Plat of Villages of Westfield Phase II, a 31.691 +/- acres, 103-lots, 6-block, residential subdivision, situated in the Nancy Chance Survey, Abstract No. 5, Bell County, Texas and the Baldwin Robertson Survey, Abstract No. 17, Bell County, Texas, located south of Stonehollow Drive, west of Meadowbrook Drive, east of Arboredge Drive and Fair Springs Drive and north of Honeysuckle Drive.	DRC 7/18/16	Turley Associates	Tammy
Z-FY-16-42 - Hold a public hearing to discuss and recommend action on a rezoning from General Retail (GR) District to Commercial (C) District, Lot 1, Block 1, Daniel A. Magana Subdivision, located at 1801 East Adams Avenue.	PZC 08/15/16	Daniel Magana	Mark

City Council Final Decisions	Status
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.	DENIED at 2 nd Reading on July 21, 2016
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 3 rd Street, Suite A.	APPROVED at 2 nd Reading on July 21, 2016
X-FY-16-10: Receive Municipal Service Plan and conduct a public hearing to receive comments on the possible annexation of a 2.149 acre part or portion of existing right-of-way of Dubose Road, situated in the William Frazier Survey, Abstract No. 310, Bell County, Texas, and located adjacent to the Valley Ranch subdivision.	APPROVED at 1 st Reading on July 21, 2016
Z-FY-16-35: Consider adopting an Ordinance, amending Ordinance No. 2002-3840, authorizing a Conditional Use Permit on property zoned Planned Development - General Retail, to allow and construct an office warehouse, Lake Belton Plaza Phase II, located at 37 Morgan's Point Road.	APPROVED at 1 st Reading on July 21, 2016
Z-FY-16-36: Consider adopting an ordinance authorizing a rezoning from Single Family-One district and Multi-Family-Two district to Neighborhood Service district on 3.986 +/- acres, situated in the Maximo Moreno Survey, Abstract No. 14, Bell County, Texas, located at 3508 South 5th Street.	APPROVED at 1 st Reading on July 21, 2016

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	P											13	
Tanya Mikeska-Reed													9	3
Blake Pitts	A	P											8	5
Patrick Johnson	P	P											9	4
Omar Crisp	P	P											11	2
David Jones	P	A											10	3
Greg Rhoads	P	A											10	3
Will Sears	A	P											8	5
Lester Fettig	P	P											12	1
Jeremy Langley		P											1	

no longer a Board member