

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
PLANNING CONFERENCE ROOM  
NOVEMBER 21, 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, November 21, 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, 2<sup>ND</sup> FLOOR  
NOVEMBER 21, 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.

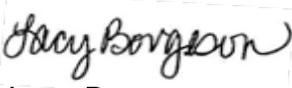
**Item 1:** [Approval of Minutes](#): Work session and the regular meeting of November 7, 2016.

**B. ACTION ITEMS**

**Item 2:** [I-FY-17-01](#) – Consider action on a resolution for an appeal of standards to Section 6.75(J) of the Unified Development Code (UDC) to allow a roof sign within the I-35 Corridor Overlay at 2410 Wilson Place.

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

The agenda for this meeting was posted on the bulletin board at the Municipal Building in compliance with the Open Meetings Law at 1:30 pm on November 17, 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  
NOVEMBER 7, 2016  
5:30 P.M.**

**PLANNING AND ZONING MEMBERS PRESENT**

Chair Greg Rhoads  
Bryant Ward                      Omar Crisp  
Lydia Alaniz                      Lester Fettig  
Lee Armstrong                      David Jones  
Jeremy Langley                      *Vacancy*

**MEMBERS ABSENT:**

**STAFF PRESENT:**

Brian Chandler, Director of Planning  
Lynn R. Barrett, Asst. Director of Planning  
Trudi Dill, Deputy City Attorney  
Richard Wilson, Deputy City Engineer  
Tammy Lyerly, Senior Planner  
Mark Baker, Senior Planner  
Dessie Redmond, Planner  
Leslie Evans, Planning Technician  
Kelli Tibbit, Administrative Assistant

**The agenda for this meeting was posted on the bulletin board at the Municipal Building, November 3, 2016 at 4:00 p.m. in compliance with the Open Meetings Law.**

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

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

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

**A. CONSENT ITEMS**

**Item 1: Approval of Minutes:** Work session and the regular meeting of October 17, 2016.

Approved by general consent.

**B. ACTION ITEMS**

**Item 2: Z-FY-17-01** – Hold a public hearing to discuss and recommend action on a rezoning from the Agricultural (AG) zoning district to the Commercial (C) zoning district, on 1.89

+/- acres of land situated in the City of Temple, Bell County, Texas, located at 5890 West Adams Avenue.

Ms. Dessie Redmond, Planner, stated the applicant was Jason Link with Stantec Consulting Services, Inc. and this item was scheduled to go forward to City Council for first reading on December 1, 2016 and second reading on December 15, 2016.

Site map shown.

Aerial map shown. The subject property is not accessible by vehicles.

There is a companion plat for this rezoning request.

The subject property is proposed to be platted with the abutting property to the east, approximately 30 acres, and this rezoning request matches the current zoning of the east adjacent lot that is also under the same property ownership.

The plat is a one-lot, one-block minor plat that can be approved administratively as there are no requested exceptions to the Unified Development Code (UDC).

The subject property is currently undeveloped and vacant. It is anticipated the property will eventually be developed with retail uses and the zoning would be in place to accommodate future market trends to allow development along the W. Adams Avenue corridor.

Zoning map shown.

Future Land Use and Character Map designates the subject property as Auto-Urban Residential which is intended for smaller single-family lots and includes buffer requirements.

The request is not in compliance with the Future Land Use and Character Map.

Pepper Creek trail runs along the west side of the subject property which provides vegetative buffer to residential uses further to the west.

Currently the subject property has no direct vehicular access; however, once it is platted it will be combined with the property to the east and will then have access off of North Kegley and West Adams Avenue.

Pepper Creek Trail (an existing community wide connector) abuts the subject property to the west. This zoning change request is compliant with Trail Master Plan.

Existing sewer is available to serve the property and water will be available after the platting process is completed.

Ms. Redmond explains the posting process for the subject property since the subject property is landlocked and somewhat hidden especially for vehicular travel. Therefore, Staff posted the sign notice with a location map on W. Adams Ave to show the subject property in relationship to the posting. Photos and the location map were presented.

Surrounding properties include Baylor Scott & White West Campus to the north, Pepper Creek Trail to the west and south, and vacant land to the east.

Comparison Summary Table is shown for both Agriculture (AG) and Commercial (C) uses.

Dimensional standards are cited.

Three notices were mailed out in accordance with all state and local regulations with zero notices were returned.

Ms. Redmond explained how the subject property is designated as an Auto-Urban Residential character district in the Future Land Use Map (FLUM) which is intended for smaller single-family lots with bufferyard requirements to provide separation from different uses to ensure compatibility. This request does not comply with the Auto-Urban Residential character district. However, the Pepper Creek trail abuts the property to the west and provides a vegetative buffer to the existing residential uses further to the west. Moreover, the request is in compliance with the Thoroughfare Plan, the Trails Master Plan, and is consistent with the City's growth and development patterns.

Staff recommends approval based on the following reasons:

1. The proposed zoning is compatible with surrounding zoning and anticipated commercial uses along this section of W. Adams Avenue;
2. The request complies with the Thoroughfare Plan and Sidewalk Master Plan; and
3. Public facilities are available to serve the subject property.

Chair Rhoads opened the public hearing.

There being no speakers, the public hearing was closed.

Commissioner Crisp made a motion to approve Item 2, **Z-FY-17-01**, and Commissioner Alaniz made a second.

*Motion passed: (8:0)*

One Vacancy

**Item 3: P-FY-16-44** – Consider and take action on the amended Preliminary Plat of Legacy Ranch Phase II, an 89.09 +/- acres, 143 lot, 13-block, residential and nonresidential subdivision, including a requested exception to the Unified Development Code, Section 8.2.1.D.4.b. projection of streets regarding openings every 1,000 feet, and an exception to the park land dedication with a condition of an approval, located in the northwest corner of FM 1741, South 31<sup>st</sup> Street, and West FM 93, in the City of Temple, Bell County, Texas.

Ms. Redmond stated the description Chair Rhoads read for this item was taken from the Staff Report description which differed from the posted Agenda description.

The applicant is Patrick Johnson on behalf Skyward Development and Monty Clark on behalf of Clark & Fuller. Mr. Clark is in attendance.

This item is scheduled to go forward to City Council for a Resolution reading on December 1, 2016.

The applicant is requesting exceptions to the UDC Section 8.2.1.D.4.b, Projection of Streets regarding street openings every 1,000 feet. The existing railroad to the north sets some constraints on the property which is why the exception is being requested.

Also, an exception to the park land dedication with a condition of approval is requested.

The preliminary plat was reviewed by the Development Review Committee (DRC) on August 22 and 25 and was deemed administratively complete on October 26, 2016.

In 2014 a zoning change was requested from Agricultural (AG) to Planned Development-General Retail (PD-GR). This was approved by City Council.

Wastewater and water are available to the site.

The two bounding roadways, FM 1741/South 31st Street and FM 93 are major arterials as designated in the Thorough Fare Master Plan. This designation requires a six-foot sidewalk which will be noted on the plat.

City Council is the final plat authority since the applicant is requesting exceptions.

Plat maps shown. Tracts A through D (in green) are proposed to be Homeowner Association (HOA) maintained tracts.

Aerial and topo/utility maps shown.

Staff recommends approval of the amended preliminary plat of Legacy Ranch Phase II, subject to:

City Council's approval of the requested exceptions (UDC, Section 8.2.1.D.4.b: Projection of Streets, regarding street openings every 1,000 feet); and

Park land dedication with the following condition:

The design with value statements for the private park be submitted prior to the final plat process and approved by Council. A possible future exception can only be approved for the single family portion of the plat. Multi-family will be required to pay the park land dedication fee at \$225 per dwelling with a possible 50% credit given for any on-site recreational amenities (pool, trail, fitness area).

Chair Roads asked about the exception for the street openings.

Ms. Redmond explained the exception is for streets that are accessed into the subdivision, which are Legacy Ranch Drive and King Ranch Drive. Due to the railroad location, a northerly

access road is not possible at this time. However, one access off of 31<sup>st</sup> Street and one off of FM 93 is possible.

The railroad is not active at this time.

Mr. Monty Clark, Clark & Fuller Engineers, 215 North 9<sup>th</sup> Street, Temple, Texas, stated they tried to stick with the original plat the Commission saw in the past. The roads are 31-foot, back-of-curb to back-of-curb roads which are wider.

The railroad to the north has no provision to cross it.

Utilities and a road are being stubbed out to the northern right-of-way for future extension.

Future possible access openings, interior shared drives and non-accessed easements have been discussed with TxDOT.

Retail will be on South 31<sup>st</sup> and multi-family for FM 93.

Commissioner Crisp made a motion to approve Item 3, **P-FY-16-44**, as presented, and Commissioner Jones made a second.

*Motion passed: (8:0)*

One Vacancy

**Item 4: P-FY-16-53** – Consider and take action on the Final Plat of Park Ridge, being a 5.888 +/- acre, 12-Lot, 1 Block, single-phase residential development, situated in the Mary Cherry Survey, Abstract 175, Bell County Texas, at the northwest corner of Lions Park Drive and Hickory Road located at 4516 Hickory Road.

Mr. Mark Baker, Senior Planner, stated the preliminary plat was approved by the Planning & Zoning Commission on June 20, 2016.

The final plat was reviewed by DRC on September 8, 2016 and deemed administratively complete on October 28, 2016.

The zoning was from AG to Single Family-One (SF-1) and approved by City Council on April 21, 2016,

Proposed lot sizes for the development are given which exceeds the required standards.

Wastewater will be provided by an extension of an existing six-inch sewer line in Hickory Road and water will be available by a 12-inch water line in either Lions Park Drive or Hickory Road.

The Thoroughfare Plan designates Hickory Road as a minor arterial and Lions Park Drive as a local road.

A six-foot sidewalk is required on Hickory Road but will be extended approximately 162+/- feet to White Oak Drive (northward) from the subject property and will provide for neighborhood pedestrian connectivity.

A four-foot wide trail/sidewalk along Lions Park Drive will be provided and agreed upon by the developer as part of a Cost-Sharing Agreement with the City and may meet park fee requirements (\$2,700.00 @\$225.00 per dwelling). Negotiations are on-going with Parks & Recreation Department and have not been finalized.

Draft/revised Covenants have been provided for an HOA to maintain the common areas and will need to be submitted prior to recordation and to address the detention areas within the subdivision.

The Planning & Zoning Commission is the final plat authority since the applicant is not requesting any exceptions to the UDC.

Plat and topo/utility maps shown.

Aerial map shown.

Staff recommends approval of the final plat of Park Ridge.

Commissioner Crisp made a motion to approve Item 4, **P-FY-16-53**, as presented, and Commissioner Ward made a second.

*Motion passed: (8:0)*

One Vacancy

**Item 5: P-FY-16-58** – Consider and take action on the Final Plat of Crossroads East, a 65.706 +/- acre, 4-lot, 3-block, nonresidential subdivision, with a portion being a replat of Block 2, Temple Bioscience Park Subdivision, and a replat of all of Temple Bioscience Park Subdivision, Phase II, all located east of Research Parkway/Hilliard Road, south of State Highway 36, and north of FM 2305.

Ms. Tammy Lyerly, Senior Planner, stated this item was scheduled to go forward to City Council for November 17, 2016.

Plat map shown.

DRC reviewed the proposed plat on October 6, 2016 and it was deemed administratively complete on October 17, 2016.

City Council will be the final plat authority since this plat proposes abandonments of right-of-way and easements, as well as off-site easement dedications.

The proposed plat is for the new City of Temple Crossroads Park.

The plat borders Research Parkway/Hilliard Road, which is designated as a major arterial. Research Loop separates Block 1 from Blocks 2 and 3

Water services will be provided through eight-inch, 12-inch, and 18-inch water lines. Sewer services will be provided through six-inch and eight-inch sanitary sewer lines.

Plat shown. Ms. Lyerly explained this plat does involve a replat of the two prior Temple Bioscience Park Subdivisions. The service alley is being proposed for abandonment.

The plat contains off-site easements, a 70-foot wide access easement which continues on the other side of Tract A (within plat boundaries) and a 25-foot wide utility easement which runs alongside the access easement.

Topo/utility map shown.

Staff recommends approval the final plat of Crossroads East.

Commissioner Langley made a motion to approve Item 5, **P-FY-16-58**, as presented, and Commissioner Ward made a second.

*Motion passed: (8:0)*

One Vacancy

There being no further business, the meeting was adjourned at 6:08 p.m.

Respectfully submitted,  
Leslie Evans

**PLANNING AND ZONING COMMISSION  
NOVEMBER 7, 2016  
5:00 P.M.  
WORK SESSION**

**PLANNING AND ZONING MEMBERS PRESENT**

Chair Greg Rhoads  
Bryant Ward                      Omar Crisp  
Lydia Alaniz                      Jeremy Langley  
Lester Fettig                      Lee Armstrong  
David Jones                        Vacancy

**MEMBERS ABSENT:**

**STAFF PRESENT:**

Brian Chandler, Director of Planning  
Lynn R. Barrett, Asst. Director of Planning  
Trudy Dill, Deputy City Attorney  
Richard Wilson, Deputy City Engineer  
Tammy Lyerly, Senior Planner  
Mark Baker, Senior Planner  
Dessie Redmond, Planner  
Leslie Evans, Planning Technician

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

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

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

Mr. Chandler stated there was one rezoning and three plats on the agenda.

The rezoning request is to change the zoning of a small land-locked portion of a 30 plus acre property from Ag to C to match the zoning of the larger property. This area is adjacent to the Baylor Scott & White West Campus off of Kegley, with a portion fronting on West Adams. The large lot will combine several smaller pieces through the administrative approval process.

The preliminary plat of Legacy Ranch Phase II is located at South 31<sup>st</sup> Street and FM 93.

The final plat of Park Ridge abuts Lions Park.

Crossroads East is the old Temple Bioscience Plat.

Mr. Chandler briefly discussed the Director's Report.

A TMED site plan amendment will be coming for Highline Addition on Lot 11, to allow for a drive through service window and lane at the Potbelly Sandwich Shop. The applicant also proposes to install a sidewalk in lieu of a trail along Scott Boulevard to extend the network connectivity to Jaycee Park.

Mr. Chandler stated other restaurants are coming in, but no more drive-thrus that he is aware of.

The Santa Fe Plaza West plat is going to DRC this week so that will coming to P&Z in the near future.

City Council items approved include the First Baptist Church rezoning at the second reading, and the Tattoo Studio item was approved with some additional distance requirements.

Also, the RV rentals and sales PD on I-35 was approved by a 3/2 vote.

The ninth and final P&Z member, Mr. Derek Marshall, was appointed by City Council on November 3, 2016 and will sit on the Commission beginning November 21, 2016.

Brief review and discussion regarding the APA Conference held in San Antonio, November 2 through 4, 2016.

There being no further business, Chair Rhoads closed the meeting at 5:19 P.M.



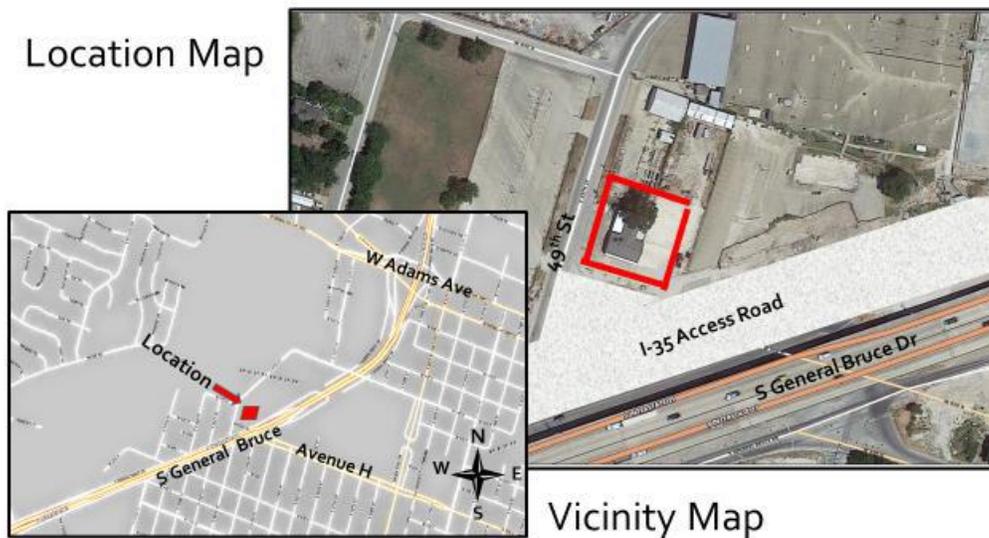
## PLANNING AND ZONING COMMISSION AGENDA ITEM

11/21/16  
Item 2  
Page 1 of 2

**APPLICANT:** Wayne Orange, owner Best Quality Meats & BBQ

**CASE MANAGER:** Lynn Barrett, Assistant Director of Planning

**ITEM DESCRIPTION:** I-FY-17-01 – Consider action on a resolution for an appeal of standards to Section 6.75(J) of the Unified Development Code (UDC) to allow a roof sign within the I-35 Corridor Overlay at 2410 Wilson Place.



**Project Location**

### **ITEM SUMMARY:**

The project is located in the I-35 Corridor Overlay District, Freeway Retail/Commercial Sub-District.

The applicant's business, Best Quality Meat and Barbecue, has moved to an existing structure along S. General Bruce Drive, which they have significantly improved. The business has been rendered effectively invisible during I-35 access road construction when the intersection with 49<sup>th</sup> Street was reconfigured and Wilson Place Road effectively removed.

The requested 4 foot high by 16 foot wide (4x16) roof sign is an alternative to a wall sign, which cannot be displayed on the front of the building due to its window placement and porch overhang. The proposed sign will serve to identify the restaurant, which is sited 20 feet across a driveway from the

access road. Constructing a freestanding sign compliant with I-35 standards would be problematic for the applicant, and there appears to be no suitable location, likely seriously impacting traffic flow in the business' parking area.

According to Sec. 7.6 of the UDC, which are the general sign standards for the city, the purpose of the sign code is to "promote the efficient transfer of information in sign messages so that:

1. Those signs that provide messages and information most needed and sought by the public are given priorities
2. Businesses and services may identify themselves;
3. Customers and other persons may locate a business or services;
4. A person or group is not arbitrarily denied the use of the sight lines from the public street right-of-way for communication purposes."

The applicant has requested an appeal to the following UDC 1-35 Overlay signage standards:

**Sec. 6.7.5.J.7. Prohibited Sign Types**

- a. Roof Signs are prohibited

A 64-square foot roof sign is requested to provide visibility to the building from the I-35 access road with its recently reconfigured intersection is currently still under construction in front of the subject property.

**STAFF RECOMMENDATION:** Staff recommends approval of the appeal as submitted based upon the following:

- A roof sign is necessitated as an alternative to a wall sign on the existing building
- The requested roof sign would provide clarity in identifying the business which is located at an angle to the changed roadway and intersection
- Alternatives do not appear to be supported for other allowed types of signage on site
- Staff supports the 64-square foot roof sign because it provides visibility from I-35 and the access road as an acceptable alternative due to the limitations present on the subject property

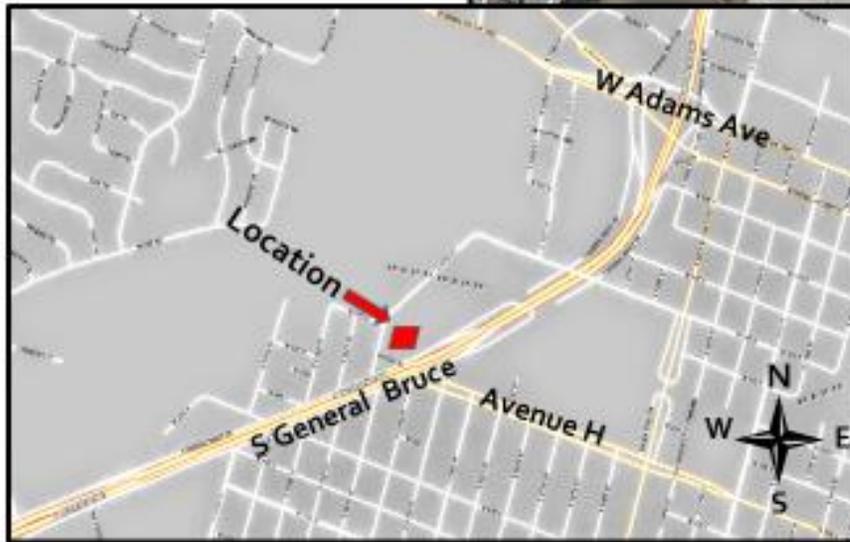
**FISCAL IMPACT:** N/A

**ATTACHMENTS:**

Location and Vicinity Map  
Sign Plan Exhibit  
Site Photos

# *Best Quality Meats and BBQ I-35 Sign Appeal*

Location Map



Vicinity Map

**BEST QUALITY MEAT**  
**& BBQ**  
*Getcha Some!* 🇺🇸 **254-899-0202**

48.00"

192.00"

96.08"

143.97"

2410 Wilson Pl  
Temple, Texas 76504  
254-899-0202

4'x16' metal sign



PARKING



PARKING





A single-story red building with a grey roof and a corrugated metal awning. A sign on the left side of the building reads "BEST QUALITY MEAT" and "EST. 1988". An American flag is mounted on the right side of the building. The building is situated behind a concrete curb.

A large, mature green tree stands behind the red building.

A red pickup truck is parked in the background near a white building.

An orange and white traffic barrel is positioned on the left side of the road.

An orange and white traffic barrel is positioned on the right side of the road.

A large area of dirt and gravel in the foreground, likely a construction site or a cleared area for a new building.



STOP

PARKING



## PLANNING AND ZONING COMMISSION AGENDA ITEM

**11/21/16**  
**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.
<b>P-FY-16-16</b> - 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 09/19/16 Pending Revisions	Mark Rendon	Tammy
<b>P-FY-16-20</b> - 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
<b>P-FY-16-25</b> - 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.	DRC TBD Waiting on Applicant's response to Post- DRC comments	All County Surveying	Dessie
<b>P-FY-16-27</b> - 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.	2 <sup>nd</sup> DRC 9/19/16 Pending Revisions	Clark & Fuller	Tammy
<b>P-FY-16-48</b> - Consider and take action on the Final Plat of R.L.R. Addition, a 6.730 +/- acres, 1-lot, 1-block, non-residential subdivision, situated in the R.C. Moore Survey Abstract 581, Bell County Texas, north of Industrial Boulevard, east of Lucius McCelvey and west of Range Road, 3301 Lucius McCelvey.	DRC 08/22/16 Awaiting response to DRC Comments	All County Surveying	Mark

Future Commission Projects	Status	Applicant	Project Mgr.
<p><b>P-FY-16-50</b> - Consider and take action on the Final Plat of Motsco Addition, a 2-lots, 1 block non-residential subdivision, being a part of the Azariah G. Moore Survey, Abstract No. 596, Bell County, Texas, located west of I-35 frontage road, south of West Nugent Avenue and east of North 31st Street, 1118 North 31st Street.</p>	<p>DRC 09/06/16 Pending Revisions</p>	<p>Scott Motsinger on behalf of Central Realty Partners</p>	<p>Tammy</p>
<p><b>P-FY-16-54</b> - Consider and take action on the Amending/Minor Plat of Peppermint Addition, a 1.37 +/- acres, 1-lot, 1 block, non-residential subdivision, out of the Daniel Meador Survey, Abstract No. 577, Bell County, Texas, located at 8730 Airport Road.</p>	<p>Waiting on revisions</p>	<p>Clark &amp; Fuller</p>	<p>Dessie</p>
<p><b>P-FY-16-55</b> - Consider and take action on the Final Plat of Andromeda Addition, a 15.662 +/- acres, 55-lots, 1-block, residential subdivision, situated in the Nancy Chance Survey, Abstract No. 5, Bell County, located north of Jupiter Drive, and east of Old Waco Lane and Venus Drive, 6352 Jupiter Drive.</p>	<p>DRC 09/19/16 Pending Revisions for reduced number of lots; rezoning must be approved 1st</p>	<p>Turley Associates</p>	<p>Tammy</p>
<p><b>P-FY-16-56</b> - Consider and recommend action on the Final Plat of Canyon Creek Addition, a 12.00 +/- acres, 1-lot, 1 block, non-residential subdivision, out of the Maximo Moreno Survey, Abstract No. 14, and being part of that called 82.52 +/- acres, located south of Marlandwood Road, north of Canyon Creek Drive, and west of South 5th Street, 3950 South 5th Street.</p>	<p>DRC 09/19/16 Awaiting applicant responses for DRC</p>	<p>Tanner Consulting</p>	<p>Mark</p>
<p><b>P-FY-16-57</b> - Consider and recommend action on the Final Plat of Marlandwood Road Addition, a 5.184 +/- acres, 1-Lot, 1-Block non-residential subdivision, out of the Maximo Moreno Survey, Abstract No. 14, and being part of that called 82.52 +/- acres, located south of Marlandwood Road, north of Canyon Creek Drive, west of South 5th Street, and east of Lowes Drive.</p>	<p>DRC 10/03/16 Awaiting final signatures</p>	<p>1519 Surveying</p>	<p>Mark</p>
<p><b>P-FY-17-01</b> - Consider and take action on a final plat of HEB Temple, a 31.61 +/- acres, 5 lots, 1 block non-residential subdivision, situated in the City of Temple, Bell County, located at the northwest corner of North Kegley Road and West Adams Avenue, 5890 and 5750 West Adams Avenue.</p>	<p>CC on December 1, 2016</p>	<p>Jason Link on behalf of Robert Kasberg</p>	<p>Dessie</p>

Future Commission Projects	Status	Applicant	Project Mgr.
<p><b>P-FY-17-02</b> - Consider and take action on the Final Plat of Aubrey's Crossing, a 6.056 +/- acres, 2-lots, 1-block, non-residential subdivision, situated in the George Givens Survey, Abstract No. 345, Bell County, Texas, located at 3805, 3807, 3809, 3813 and 3817 South General Bruce Drive.</p>	<p>DRC 10/27/16 Awaiting Post-DRC responses</p>	<p>Turley Associates</p>	<p>Mark</p>
<p><b>TMED-FY-17-01</b> - Hold a public hearing to consider and recommend action for an amended TMED Planned Development District site plan (Ordinance No. 2016-4749) on .85 +/- acres, Lot 11, Block 1, Highline Addition, to allow for a drive-through restaurant, Potbelly Sandwich Shop, located at 2110 South 31st Street and to consider a new off-site sidewalk to meet the trail requirements</p>	<p>DRC 11/21/16</p>	<p>Brian Lent</p>	<p>Brian</p>
<p><b>P-FY-17-03</b> - Consider and take action on the Final Plat of Santa Fe Plaza West, an 11.007 +/- acre, 9 lot, 3 block, non-residential subdivision, embracing all of Lots 9 and 10, Block 18, Original Town of Temple; a portion of Lot 1 (West 1/2) and all of Lots 11 through 15, Block 25, all of Block 26, all of Lots 1 through 9, Block 27, the remainder of Lots 11 through 19, Block 27, the alleys situated in said Block 26 and 27, a portion of public roadways known as West Avenue A, West Avenue B, South 5th Street, South 7th Street, and South 9th Street, Original Town of Temple; and embracing the remainder of Lot 1 and Lot 3, and all of Lots 2 and 4, Block 23, all of Lot 1, Lot 11, Lot 12, and Lot 13, Block 12, a portion of West Avenue A, and a portion of South 9th Street and South 11th Street, Moore's Railway Addition.</p>	<p>DRC 11/10/16 Awaiting post-DRC responses</p>	<p>All County Surveying</p>	<p>Mark</p>
<p><b>P-FY-17-04</b> - Consider and take action on the Final Plat of JDLG Addition, a 1.177 +/- acres, 1-lot, 1 block, non-residential subdivision, situated in the B. Robertson Survey, Abstract 17, Bell County, Texas, being all of Lots 8, 9, 10, 16, 17, 18, 19 and 20 and a portion of Lots 11 and 12, Block 13 of Hilldell Estates, located at 30 South Pea Ridge Road.</p>	<p>DRC 11/23/16</p>	<p>All County Surveying</p>	<p>Tammy</p>
<p><b>P-FY-17-05</b> - Consider and take action on the Final Plat of Whispering Oaks, a .455 +/- acres, 2-lots, 1-block, residential subdivision, situated in the R.M. Williamson Survey, Abstract No. 905, Bell County, Texas, being all of Lots 1, 2, and 3, Block 1 of Woodbridge Creek, Phase IV, located at 3910-3912 Whispering Oaks.</p>	<p>DRC 11/23/16</p>	<p>All County Surveying</p>	<p>Mark</p>

<b>Future Commission Projects</b>	<b>Status</b>	<b>Applicant</b>	<b>Project Mgr.</b>
<b>P-FY-17-06</b> - Consider and take action on the Final Plat of Bell Tower Apartments, a 10.815 +/- acres, 1-lot, 1-block, residential subdivision, in the Maximo Moreno Survey, Abstract No. 14, in the City of Temple, Bell County, Texas, being a part of that called 69.273 acre tract, located at 3503 South 5th Street.	DRC 11/23/16	Pacheco-Koch	Mark
<b>Z-FY-17-02</b> - Consider adopting an ordinance to take action on permanent zoning upon annexation of a tract of land consisting of a total of 60.51 +/- acres proposed for Single-Family One (SF-1) District, located south of FM 93, east of Southwood Drive and west of Boutwell Road, situated in the Redding Roberts Survey, Abstract 692, Bell County, Texas, in Temple's southern ETJ.	PZC 12/06/16	J.C. Wall	Tammy
<b>Z-FY-17-03</b> - Hold a public hearing to discuss and recommend action on a rezoning from Neighborhood Services (NS) to Commercial (C) on 7.35 +/- acres, 1-lot, 1-block non-residential subdivision, located at 5785 South 31st Street.	PZC 12/06/16	Joshua Valenta	Dessie

<b>City Council Final Decisions</b>	<b>Status</b>
<b>Z-FY-16-45:</b> Consider adopting an ordinance authorizing a Conditional Use Permit to allow the sales of all alcoholic beverages with on-premise consumption, where the gross revenue from such sales is less than 50% of the total gross revenue of the establishment, on Lots 2 through 7, 10 & 11, Block 1 of the Highline Addition, subdivision, located generally at the northwest corner of Scott Boulevard and South 31st Street.	APPROVED at 2 <sup>nd</sup> Reading on November 3, 2016
<b>Z-FY-16-46:</b> Consider adopting an ordinance authorizing a rezoning from Commercial to Planned Development Commercial on Lot 2, Block 1, Tranum Subdivision Phase VIII, located at 5806 South General Bruce Drive, to allow for a Recreational Vehicle rental business in the I-35 Corridor Overlay District.	APPROVED at 2 <sup>nd</sup> Reading on November 3, 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	A	P	P	P	P	P	P				20	1
Tanya Mikeska-Reed														
Blake Pitts	A	P	P	A	P								11	6
Patrick Johnson	P	P	P	P	A								12	5
Omar Crisp	P	P	P	P	P	A	P	P	P				18	3
David Jones	P	A	P	P	P	P	A	P	P				16	5
Greg Rhoads	P	A	P	P	P	P	P	P	P				17	4
Will Sears	A	P	A	P	P								11	6
Lester Fettig	P	P	A	P	A	P	P	P	P				18	3
Jeremy Langley		P	P	P	P	P	A	A	P				6	2
Bryant Ward						P	P	A	P				3	1
Lee Armstrong						P	P	P	P				4	
Derek Marshall														

 not a P&Z Commissioner