

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
DECEMBER 6, 2016, 5:00 P.M.
WORK SESSION AGENDA**

Staff will present the following items:

1. Discuss, as may be needed, Regular Meeting agenda items for the meeting posted for Tuesday, December 6, 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
DECEMBER 6, 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 21, 2016.

B. ACTION ITEMS

Item 2: [TMED-FY-17-01](#) – Hold a public hearing to consider and recommend action to amend Ordinance No. 2016-4749, for a TMED Planned Development District site plan on .85 +/- acres, Lot 11, Block 1, Highline Addition, to allow for a drive-through restaurant located at 2110 South 31st Street, as well as to amend the overall development site plan to consider allowing a public sidewalk in lieu of a private trail.

Item 3: [Z-FY-17-02](#) – Hold a public hearing to consider and recommend action on a rezoning from Agricultural (AG) to Single Family-One (SF-1) and on permanent zoning upon annexation of a tract of land consisting of a total of 86.91 +/- 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 Extra Territorial Jurisdiction (ETJ). ***Applicant requests postponement until the 12/19/16 P&Z meeting to develop a site plan and to amend the zoning request to PD-SF-1 (Planned Development District Single-Family One).***

Item 4: [Z-FY-17-03](#) – Hold a public hearing to consider and recommend action on a rezoning from the Neighborhood Services (NS) zoning district to the Planned Development-General Retail (PD-GR) zoning district on 7.35 +/- acres, 1-lot, 1-block non-residential subdivision, proposed for a mini-storage facility, situated in the Redding Roberts Survey, Abstract No. 692, Bell County, City of Temple, Texas, located at 5785 South 31st Street.

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 December 2, 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 21, 2016
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT

Chair Greg Rhoads
Bryant Ward Omar Crisp
Lydia Alaniz Lester Fettig
Jeremy Langley Derek Marshal

MEMBERS ABSENT:

David Jones Lee Armstrong

STAFF PRESENT:

Brian Chandler, Director of Planning
Lynn R. Barrett, Asst. Director of Planning
Trudi Dill, Deputy City Attorney
Mark Baker, Senior 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 17, 2016, at 1:30 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 Commissioner Ward; Pledge of Allegiance by Vice-Chair Fettig.

A. CONSENT ITEMS

Item 1: Approval of Minutes: Work session and the regular meeting of November 7, 2016.

Approved by general consent.

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.

Ms. Lynn Barrett, Assistant Director of Planning, stated the applicant for this request is Wayne Orange and this item is scheduled to go forward to City Council on December 1, 2016.

The vicinity and location maps are shown. TxDOT right-of-way is pointed out for the access road and the triangle to 49th Street. Previously, a street called Wilson Place existed but is no longer there due to I-35 construction.

The Unified Development Code (UDC) definition of a roof sign is given:

A sign erected, constructed, and maintained wholly upon or above the roof of a building with the principle support attached to the roof structure.

The subject property is located in the construction zone along I-35. The business is in an existing structure and there is no room in the parking area in front of the building for a freestanding sign. The driveway comes along the property line. The excess area on the map is either roadway or right-of-way for TxDOT.

The most recent sign appeal before P&Z was a roof sign for Scott & White.

The subject property is zoned Commercial (C), adjacent properties are zoned C and Industrial, and the property lies in the Freeway Retail Sub-division. Roof signs are allowed in a base C zoning.

Proposed sign plan is shown. The requested sign is four feet by 16 feet long and it does not extend above the pitch of the roof; however, it does meet the definition of a roof sign based on the UDC. The sign would be metal and lit externally with down lighting.

Various views of the subject property are shown. The grassy area in front of the restaurant is TxDOT right-of-way and not an option to locate business signage for the site.

A possible future need for a wall sign on the side of the building facing the north along the access road is not part of this request. The applicant has not yet requested this wall sign.

Staff recommends approval of this appeal based on the following:

Applicant has been working with staff on acceptable signage based on the challenges of the location and the ongoing construction;

A roof sign would provide visibility for the business which serves the public interest;

No available property for a free standing sign except if it were placed in the driveway in front of the building, which would interfere with traffic patterns and parking area to the north;

The roof sign would offer an alternative to a front wall sign on the existing building; and

The sign provides clarity in identifying the applicant's business which is located at an angle to the changed roadway and intersection.

Staff supports the 64-square foot roof sign because it provides needed visibility from I-35 and the access road as an acceptable alternative due to subject property and building limitations affecting signage alternatives.

This item does not require a public hearing.

Chair Rhoads explained if Mr. Orange would like to make comments he could do so. Chair Rhoads also explained that during the prior work session, it was discussed that I-35 has always been a challenge. The Commission wants to look out for small businesses but also need to make sure other surrounding businesses in the area are taken care of.

Mr. Wayne Orange, Best Quality Meats, 2410 Wilson Place, Temple, Texas, stated the address was another issue since the road no longer exists and all of his mail goes to WilsonArt.

Mr. Orange has been in business in Temple for 12 years. TxDOT began working on I-35 and Mr. Orange had no choice but to move his business. For two years Mr. Orange tried to find another location but was unsuccessful and then found the current location which does not have a lot of room.

Mr. Orange explained the roof sign is not going to be attached to the roof in any way; it is bolted to the front of the building. Mr. Orange is amenable to other options if they are available.

When asked about considering a sign on the north end of the building, Mr. Orange replied he has thought about that and will be the second spot to have a sign. Mr. Orange would like a sign on the front of the business right now and later apply for another sign on the wall since people do not know where the business is located.

Chair Rhoads stated the Commission agreed the whole area is a bit confusing and hard to navigate. It was suggested at the work session to possibly look at suggesting an amendment to review this issue in two years. At that time the area should be fairly complete and easier to access and understand what is actually going on, and if the requested sign is still feasible for the applicant's business. If not, perhaps there would be a better alternative available for Mr. Orange (in 24 months) which would benefit him to a greater degree.

After a brief discussion about pole signs Mr. Orange understood pole signs were not allowed.

Mr. Brian Chandler, Director of Planning, explained that pole signs are allowed in the Overlay; however, they require a certain percentage of masonry, there is a height limitation, and possibly structural engineering as well.

Chair Rhoads stated the applicant's address issue also needs to be looked at but was uncertain what department would work with that.

The requested sign would be classified as a roof sign.

Mr. Orange was in agreement with the suggestions made on the 24 month period.

Vice-Chair Fettig made a motion to approve Item 2, **I-FY-17-01**, as presented with a two year condition to re-hear the appeal if needed, and Commissioner Ward made a second.

Motion passed: (7:0)

Commissioners Jones and Armstrong absent

There being no further business, the meeting was adjourned at 5:50 p.m.

Respectfully submitted,
Leslie Evans

**PLANNING AND ZONING COMMISSION
NOVEMBER 21, 2016
5:00 P.M.
WORK SESSION**

PLANNING AND ZONING MEMBERS PRESENT

Chair Greg Rhoads
Bryant Ward Omar Crisp
Lydia Alaniz Jeremy Langley
Derek Marshall Lester Fettig

MEMBERS ABSENT:

David Jones Lee Armstrong

STAFF PRESENT:

Brian Chandler, Director of Planning
Lynn R. Barrett, Asst. Director of Planning
Trudi Dill, Deputy City Attorney
Tammy Lyerly, Senior Planner
Mark Baker, Senior 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, Vice-Chair Fettig opened the work session at 5:00 p.m. and asked Mr. Brian Chandler, Director of Planning, to proceed.

Mr. Chandler stated the item tonight was for a sign appeal of standards in the I-35 Corridor Overlay for a local business owner and Ms. Lynn Barrett, Assistant Director of Planning, is the case manager.

Roof signs are prohibited in the I-35 Overlay and this is the second roof sign appeal to come forward.

Commissioner Crisp offers some background information on the applicant's business history.

Ms. Barrett describes the differences between the RV sales and rentals sign request versus the current applicant's sign request.

Ms. Barrett explained the applicant has no other space available for another sign. The area in front of the existing structure is TxDOT property. The applicant did not want to request a variance for a wall sign because of the height requirement of ten feet, which is

difficult on the side of a building. The applicant may come back for a wall sign on the north side in the future.

Standards for roof signs are discussed.

Chair Rhoads made a suggestion of extending the sign for one year, and once everything is complete it might be easier for a better/different sign. The subject property line is quite tight.

A pole sign would not work and would be an impediment to circulation. It would also be costly for the applicant.

This item does go forward to City Council.

Discussion about possible conditions being made by P&Z on a motion and how the area will look once construction is finished. Mr. Chandler encouraged the Commission to look at it from the small business owner's perspective of doing a permanent sign that may come down in a year.

Brief discussion regarding wall sign standards.

Mr. Chandler agreed this request could cause other business owners to come forward but they would need to go through the same process and the requests would be reviewed on a case-by-case basis.

Mr. Chandler reminded the Commission that even though a precedent may be set, it does not require the Commission to be obligated to follow it since every situation is different.

Brief discussion about prohibition of roof signs.

Due to time constraints, Chair Rhoads closed the meeting at 5:25 P.M.



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

12/06/16
Item #2
Regular Agenda

APPLICANT: Brian R. Lent, Highline Temple 39, Ltd.

CASE MANAGER: Brian Chandler, Director of Planning

ITEM DESCRIPTION: PUBLIC HEARING – TMED-FY-17-01 – Hold a public hearing to consider and recommend action to amend Ordinance No. 2016-4749, for a TMED Planned Development (PD) District site plan on .85 +/- acres, Lot 11, Block 1, Highline Addition, to allow for a drive-through restaurant located at 2110 South 31st Street, as well as to amend the overall development site plan to consider allowing a public sidewalk in lieu of a private trail.

STAFF RECOMMENDATION: Staff recommends approval of the site plan amendments as proposed with the following conditions:

- That the sidewalk is 6 feet wide for consistency with:
 1. The other Scott Boulevard sidewalk required by the developer; and
 2. The Trails Master Plan minimum width
- That the length of the sidewalk extends to either:
 1. The drainage channel per the Proposed Sidewalk Exhibit; or
 2. As far west as the estimated \$100,000 will go
 - The cost of the two driveways at 1850 and 2002 Scott Boulevard could change based on ADA sloping requirements

ITEM SUMMARY:

The horizontal mixed use project called “The District” was approved by City Council on February 4, 2016 through a Planned Development District rezoning (apartments zoned PD-T5-e and retail PD-T5-c). The overall project consists of 40.389 acres of apartments to the west and retail along the eastern half.

POTBELLY SANDWICH SHOP (LOT 11)

Drive-through restaurant windows are prohibited in the TMED (Temple Medical Education District) T5-c zoning district. The original PD zoning ordinance and accompanying site plan included an exception to the drive-through prohibition to allow them on three other restaurant lots; however, no drive-through was approved for Lot 11 (shown on 3b of the site plan) and, therefore, the addition of a 4th drive-through within the development constitutes as a substantive site plan change requiring City Council approval.

The proposed Potbelly restaurant will comply with the following condition specified by the PD Ordinance:

- Each restaurant with a drive-through must provide at least 150 square feet of outdoor dining space

SIDEWALK IN LIEU OF TRAIL

The Council-approved trail along the drainage connecting the apartments currently under construction to S. 37th Street was interpreted to meet the Trails Master Plan implementation requirement for new TMED development at that location. Ultimately, that originally-proposed trail would provide additional pedestrian connectivity to Jaycee Park that is also along Scott Boulevard to the west of the development and has been slated for \$1.1 million worth of park bond-funded improvements this winter. While the developer of The District has indicated that they could still build the trail, they have proposed and discussed a sidewalk alternative that staff believes would provide a greater public benefit than the private trail would. The following is a summary of the trail proposal:

- Build a sidewalk in front of the Candlewood Suites Hotel (1850 Scott Blvd.) and the office building lot immediately to the west (2002 Scott Blvd.)...see attached Proposed Sidewalk Exhibit
- By City Code, a 4-foot sidewalk would be required since Scott Boulevard is considered a Collector
 1. However, staff is recommending a 6-foot sidewalk to match width on developer's property to the east and to comply with Trails Master Plan minimum width
 2. An estimated 880 linear feet of sidewalk
 3. Estimated cost of \$100,000, which would include the reconstruction of the driveways for both 1850 and 2002 Scott Blvd.
 4. Estimated trails cost is \$80,000

In order to ultimately provide a pedestrian connection to Jaycee Park, the following sidewalk connections would have to be constructed by others:

1. In front of the creek/drainage channel
2. In front of lot at 2102 Scott Blvd. (owner would be responsible for adding a sidewalk when that property is developed in the future)
3. A crosswalk and/or other pedestrian facilities to allow for safe crossing of Scott to Jaycee Park

Design Review Committee: The Design Review Committee (DRC) reviewed the proposed Development Plan at their November 21, 2016 meeting. All questions by DRC members were adequately addressed by the applicant.

PUBLIC NOTICE: Seven (7) notices for the Planning and Zoning Commission public hearing were sent out to property owners within 200-feet of the subject property (6 went to the developer, who still owns the other retail lots and 1 went to Baylor Scott & White Hospital). As of Friday December 2, 2016 zero responses had been returned.

ATTACHMENTS:

Revised Overall Retail Site Plan (Including Potbelly on "Lot 3b")
Conceptual Potbelly Site Plan
Proposed Sidewalk Exhibit
Notification Map
Ordinance No. 2016-4749 (The District PD Ordinance and Site Plan)



GARY SHAW
ARCHITECTS

design
+
planning

530 san michelle
georgetown, texas 78628
off; (512)416-8471

As only a part of the
design process, this
document is
incomplete and may
not be used for
regulatory approval,
permit or
construction.

PRELIMINARY
4-28-2016

TEMPLE RETAIL

TEMPLE, TEXAS

project no.
258.1601

date

XXXX

scale:

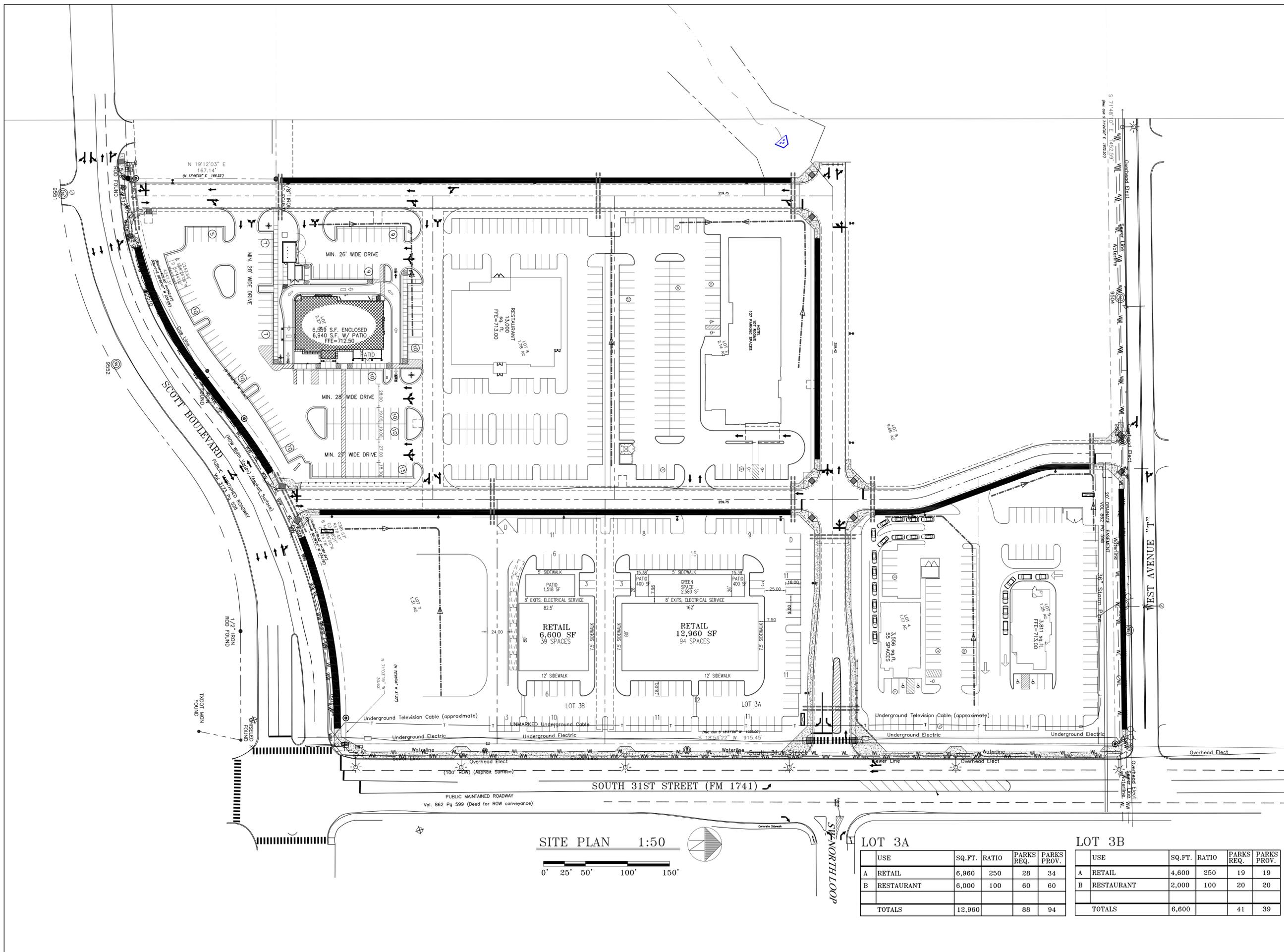
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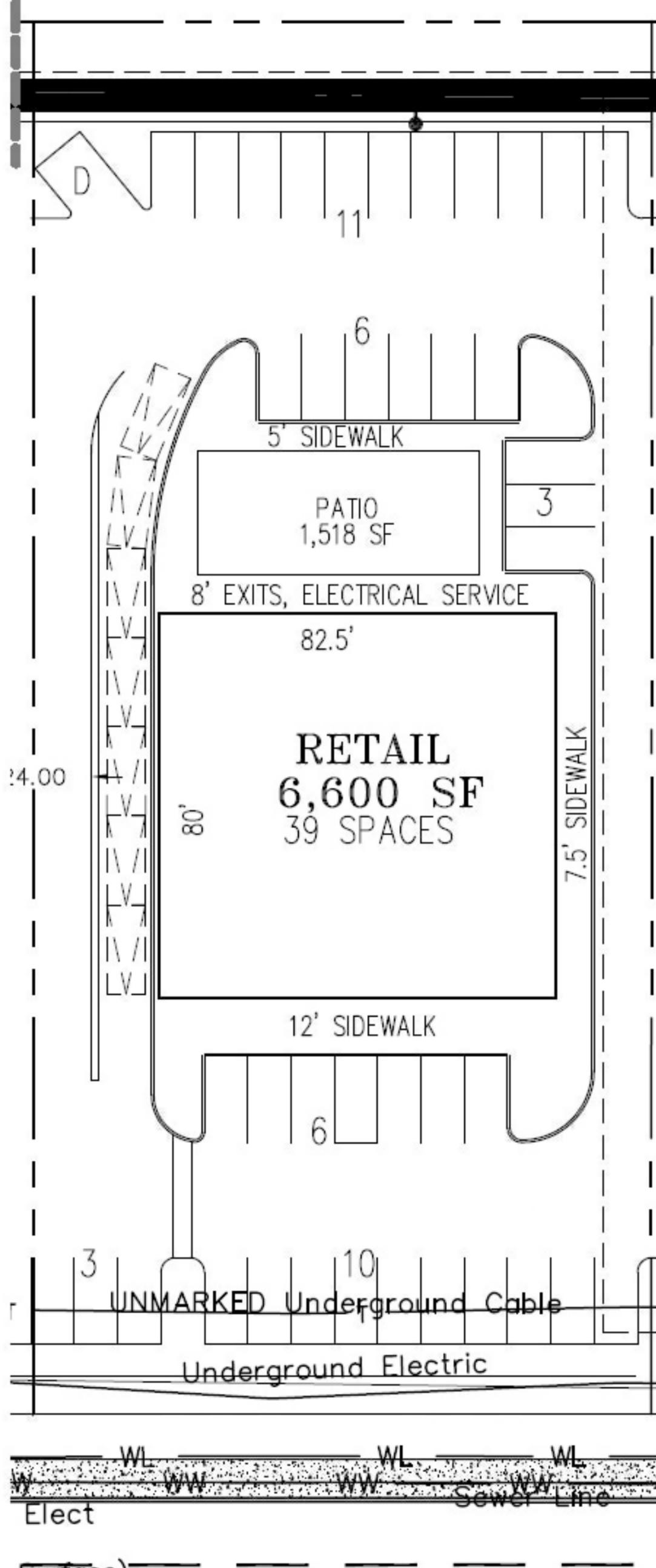
revisions

SITE PLAN

sheet no.

SP-4

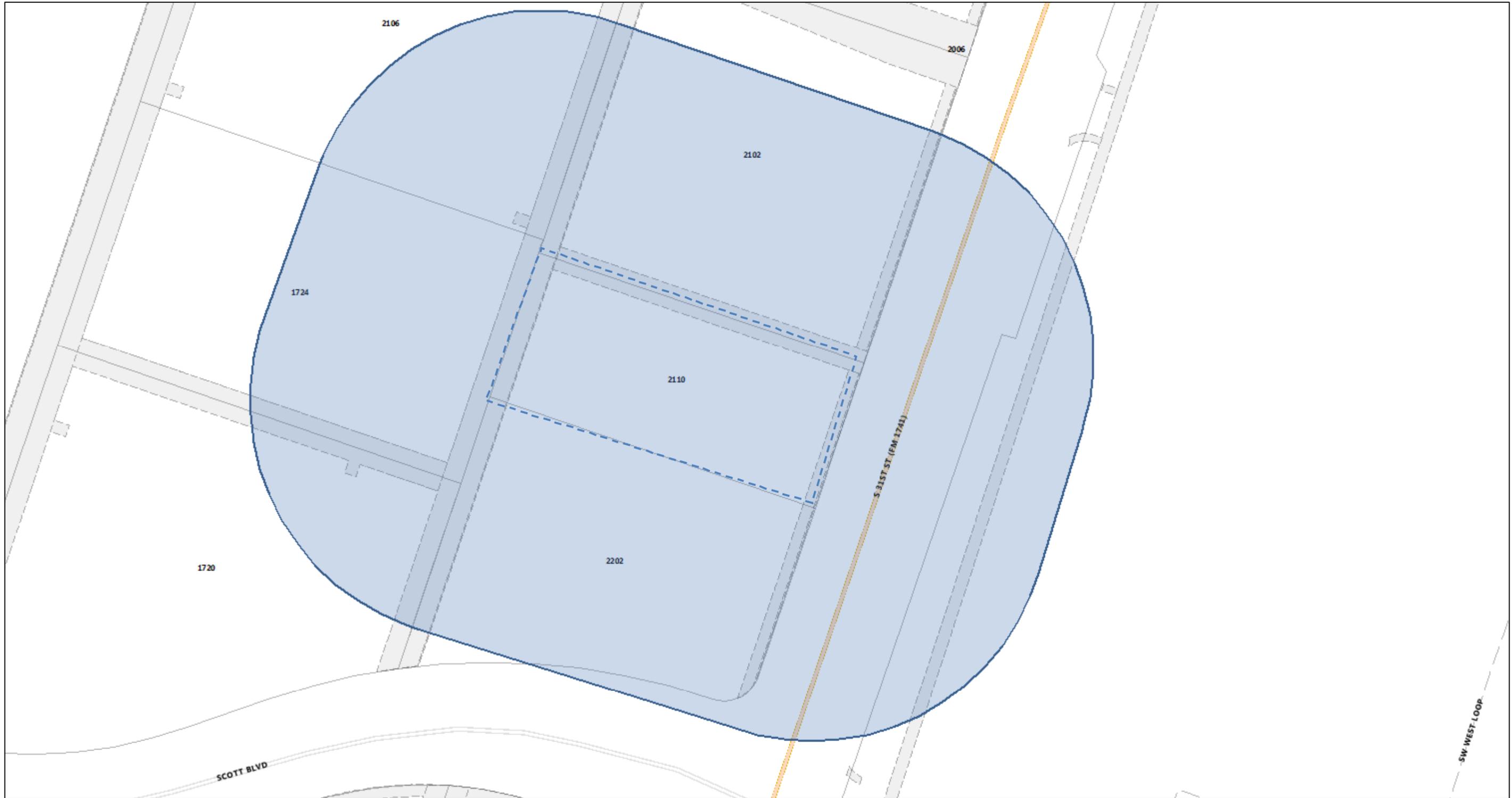




-  - PD Approved Trail
-  - Sidewalk by Highline Temple 39, Ltd.
-  - Sidewalk by City of Temple
-  - Sidewalk by future developer of tract
-  - Crosswalk by City of Temple



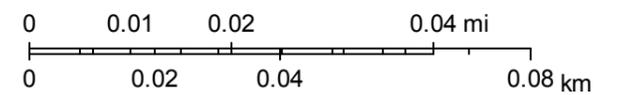
2110 S. 31st Street Site Plan Amendment-Notification Map



November 18, 2016

- | | | | | | | |
|----------------|------------------|--|----------------|---------|---------------------------|---------------------|
| | Easement | | COLLECTOR | | WaterAreas | |
| | Outblock Numbers | | LOCAL STREET | | WaterLines | |
| | ETJ Boundary | | MINOR ARTERIAL | | Park Areas | |
| Streets | | | | PRIVATE | | Bell County Streets |
| | EXPRESSWAY | | RAMP | | Bell County Boundary | |
| | MAJOR ARTERIAL | | Railroad | | Original Annexation Areas | |

1:1,128



ORDINANCE NO. 2016-4749

(PLANNING NO. Z-FY-16-03)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING REZONING FROM T4 TO PD-T5-e AND FROM T5-c TO PD-T5-c TO ACCOMMODATE A COMBINATION OF MULTIPLE-FAMILY AND NONRESIDENTIAL DEVELOPMENT ON APPROXIMATELY 40.389 ACRES OF LAND IN THE TEMPLE MEDICAL AND EDUCATIONAL DISTRICT, BEING A PART OF THE REDDING ROBERTS SURVEY, ABSTRACT NO. 692, BELL COUNTY, TEXAS, LOCATED AT THE NORTHWEST CORNER OF SOUTH 31ST STREET AND SCOTT BOULEVARD; 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 rezoning from T4 General Urban Zone to Planned Development T5e-Neighborhood Edge Zone (PD-T5-e) and from T5-c Urban Center Zone (T5-c) to Planned Development T5-c Urban Center Zone (PD-T5-c) to accommodate a combination of multiple-family and nonresidential development in the Temple Medical and Educational District (TMED) on approximately 40.389 acres of land, being a part of the Redding Roberts Survey, Abstract No. 692, Bell County, Texas, located at the northwest corner of South 31st Street and Scott Boulevard, and more particularly described in Exhibit A.

Part 2: The City Council approves the PD-T5-e and PD-T5-c districts described in Exhibit A, subject to applicable TMED standards, with the exceptions and conditions listed as follows:

Multiple-Family Phase (PD-T5-e) Exceptions:

1. Setback Dimensional Standards (Sec. 6.3.5.B)
 - a. Maximum 12' front yard setback and maximum 30' side yard setback are waived to allow the configuration shown in Exhibit B, Site/Landscaping Plan.
2. Building Configuration (Sec. 6.3.5.D)
 - a. Minimum 14' building story height is reduced to 10'6".
3. Alleys (Sec. 6.3.8.3.b)
 - a. Requirement for parking areas and garages to be accessed by rear alleys is waived.
4. Public Frontage Standards (Sec. 6.3.11.B.5)
 - a. Six-foot street yard planting strip may be located behind the 6' sidewalk to accommodate utilities.
5. Materials Required (Sec. 6.3.13.B)
 - a. The limit of 20% cementitious siding per façade plane is waived to allow materials as shown in Exhibit C, Apartment Elevations.

6. Building Design (Sec. 6.3.13.D)
 - a. Minimum 5:12 roof pitch is reduced to 4:12.
7. Parking and Garage Standards (Sec. 6.3.14)
 - a. Minimum of 1 enclosed garage space per 2 units is reduced to 1 space per 3.25 units.
8. Private Property Common Area Standards (Sec. 6.3.15.E)
 - a. The multiple-family phase will provide the alternative amenities listed as follows: new trees, swimming pool, grill house, pool water feature, dog wash station, benches, trail, club house, office center, and exercise facility.

Multi-Family Phase (PD-T5-e) Conditions:

1. Private Property Common Area Standards (Sec. 6.3.15.E)
 - a. The multiple-family development will include approximately 22,826 sf of common area, exceeding the required minimum area of approximately 18,600 sf.
2. Development must achieve substantial compliance with the approved plans shown in Exhibits B, C, and D.
3. The Planning Director is authorized to approve minor changes. Substantial changes require approval by City Council.

Nonresidential Phase (PD-T5-c) Exceptions:

1. Setback Dimensional Standards (Sec. 6.3.5.B)
 - a. Maximum 12' front yard setback is waived to allow configurations shown in Exhibit B, Site/Landscaping Plan.
2. Building Configuration (Sec. 6.3.5.D)
 - a. Two-story minimum building height is waived.
3. Use Standards (Sec. 6.3.6.D)
 - a. Prohibition of commercial surface parking lot is waived.
 - b. Prohibition of drive-through lane for restaurant is waived for Tracts 1, 2, 4, 5 and 6.
4. Specific Use Standards (Sec. 6.3.6.E)
 - a. Development may exceed maximum 10,000 sf gross floor area.
5. Block Perimeter (Sec. 6.3.7.C)
 - a. Maximum block perimeter standard of 2,000 sf is waived.
6. Parking Lot Landscaping (Sec. 6.3.10.D)
 - a. Requirement for one landscape parking island per 10 parking spaces is reduced to one island per 12 spaces.
7. Parking Lot Screen (Sec. 6.3.10.E)
 - a. Parking lot screening is waived.
8. Public Frontage Standards (Sec. 6.3.11)
 - a. Trees may be clustered instead of being regularly spaced. (Sec. 6.3.11.D.1)
 - b. Six-foot street yard planting strip may be located behind the 8' sidewalk. (Sec. 6.3.11.D.2)
 - c. Requirement for groundcover in street yard planting strip is waived. (6.3.11.D.2)
9. Architectural Standards (Sec. 6.3.13.D)
 - a. For horizontal articulation, the minimum offset per 50' building façade length is reduced from 5' to 2'.
 - b. Windows and doors for transparency are waived for public-facing façades for the hotel site.

10. Signage (Sec. 6.3.16.C)

a. Wall Signs

- i. Multi-tenant signs are limited to 1 wall sign per façade of tenant's premises (3' tall x 80% of maximum of façade length of tenant space).
- ii. Single-tenant signs are limited to 1 wall sign per façade (sign area not to exceed 25% of elevation area).

b. Monument Signs

- i. One 25' tall project multi-tenant monument sign is allowed at the South 31st Street entrance.
- ii. One 20' tall multi-tenant monument sign is allowed at the West Avenue T entrance, and one 20' tall multi-tenant monument sign is allowed at the Scott Boulevard entrance.
- iii. No more than 1 single-tenant or multi-tenant 10' tall monument sign is permitted for each individual lot.

c. Approved sign standards are illustrated in Exhibit D, Wall Sign Specifications and Monument Sign Elevations.

Nonresidential Phase (PD-T5-c) Conditions:

1. Each restaurant with a drive-through lane must provide at least 150 sf of outdoor dining space.
2. For buildings located at public street corners (on Tracts 1 and 4):
 - a. The building must have a parapet or vertical roof element that is at least 3' higher than the top of parapet height or roof height.
 - b. The length of the parapet or roof element must be at least 15% of the length of the façade on the side of the building that has the main entrance.
3. Multi-tenant project signs may not exceed 25' in height.
4. Development must achieve substantial compliance with the approved plans shown in Exhibits B, C, and D.
5. The Planning Director is authorized to approve minor changes. Substantial changes require approval by City Council.

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

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 was 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 January, 2016.

PASSED AND APPROVED on Second Reading on the 4th day of February, 2016.

THE CITY OF TEMPLE, TEXAS



DANIEL A. DUNN, Mayor

ATTEST:



Lacy Borgeson
City Secretary



APPROVED AS TO FORM:



Kayla Landeros
City Attorney

Exhibit B: Site/Landscaping Plan



OVERALL MASTER PLAN

31st and Scott Boulevard
Temple, Texas

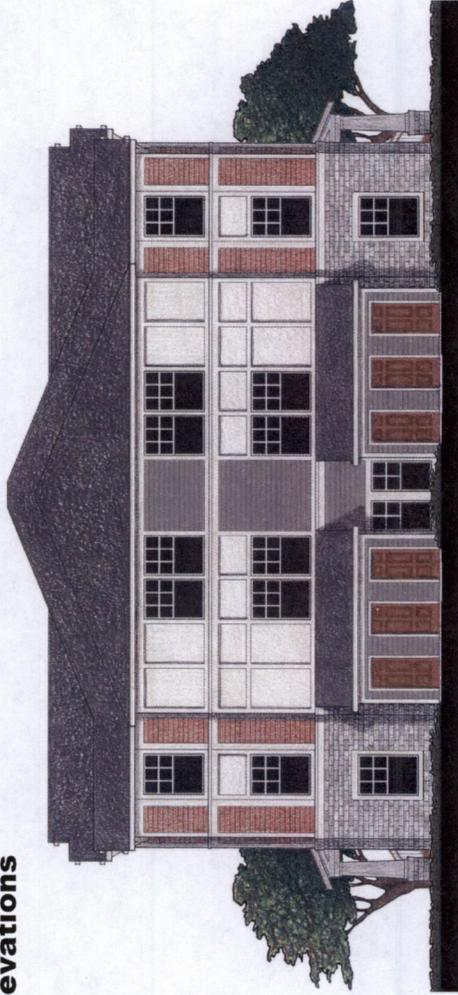
Job #: 14243.00
File Name: SP-9 Overall.psd
Date: 12.01.2015
Drawn by: JWW

HIGHLINE
REAL ESTATE GROUP

gff ARCHITECTS

2804 Fairmount Street, Suite 300
Dallas, Texas 75201 | 214.303.1900
3300 West 7th Street, Suite 110
Fort Worth, Texas 76107 | 817.293.1500

Exhibit C: Apartment Elevations



TYPICAL APARTMENT BUILDING SIDE VIEW



TYPICAL APARTMENT BUILDING FRONT VIEW

ARYA TEMPLE APARTMENTS

Mucasey & Associates, Architects

November 17, 2015

Exhibit C: Apartment Elevations



AMENITY CENTER FRONT ELEVATION

Arya Temple Apartments
Mucasey & Associates, Architects
December 1, 2015

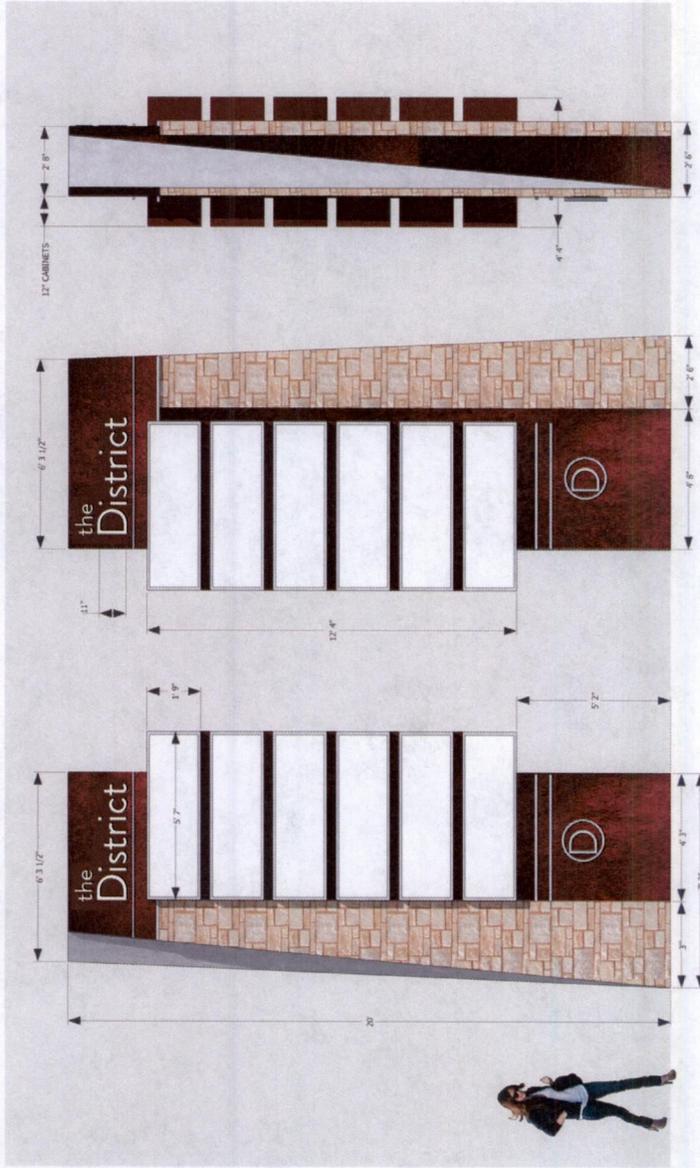
Exhibit D: Monument Sign Elevations



B SECONDARY PYLONS
SCALE: 1/4"

Fabricate and install two (2) Primary Pylons built to UL specifications;

- Welded tubular steel framework with .090 aluminum plate;
- Dual Steel supports set in 3000psi concrete to grade;
- Tenant Cabinets finished in Matthews brushed aluminum polyurethane; lamped with high output fluorescents; Faces to be white #7328 plex overlaid with 3M™ translucent vinyls per client;
- Austin White Limestone veneer over pole covers;
- [the District] to routed-out and backed with #7328 white plex; White High Output fluorescent lamping;
- Square tubular aluminum accent-rails and logo finished MP brushed aluminum;
- Matthews Corten-steel finish on faces/sidewalls;
- Electrical requirement: 120V to be supplied at sign site by others;



> lighting
 > electrical
 > energy
 > technology
 > signs
FACILITY SOLUTIONS GROUP
 10313 METRIC BOWERS DR. AUSTIN, TEXAS 78758
 1-800-327-1184 / 512-494-0027 / www.fsg.com

LEVINGTON HILLS
 2430 CROWWELL DR.
 AUSTIN, TEXAS 78741

Start Date: 7/18/15
 Last Revision:
 Job #: 9217059
 Drawing #: 9217059b11

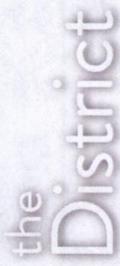
Design Rep.
 BEN ANGLIN
 Sales Rep.
 BOB STROBECK

CLIENT APPROVAL APPROVAL: I have reviewed and approved the sign details on the drawings for fabrication and installation. DATE
 LANDLORD APPROVAL APPROVAL: I have reviewed and approved the sign details on the drawings for fabrication and installation. DATE

REVISIONS	
NO.	REMARKS
1	MMD/YYY
2	...
3	...
4	...
5	...

B 001

Exhibit D: Monument Sign Elevations



PAD MONUMENT
SCALE: 1/2"

Fabricate and install two (4) Pad Monuments built to JTC specifications;

- Welded tubular steel framework with .090 aluminum plate;
- Dual Steel supports set in 3000psi concrete to grade;
- Tenant Cabinets to have reverse-pan faces (.090) aluminum finished in Matthews white, and overlaid with 3M™ opaque vinyls per client;
- Two monuments to have single-user faces, and two monuments to have 6 panels (each side);
- Tenant Cabinets to be externally illuminated w/ Gooseneck lamps (x4 per monuments);
- Austin White Limestone veneer over pole covers and planter-base;
- (the District) to be face-lit channel letters w/ #7328 white plexifaces and white trincapping; Sidewalls finished MP black; White LED Illumination; Letters flush mount to cabinet;
- Square tubular aluminum accent-rails and .25" routed letters finished MP brushed aluminum;
- Matthews Corten-steel finish on cabinet sidewalls and pole cover (inner section);
- Electrical requirement: 120v to be supplied at sign site by others;



NOTE: DUE TO MONITOR AND PRINTER SETTINGS, COLORS SHOWN ARE APPROXIMATIONS ONLY. PLEASE REFER TO MANUFACTURER'S SAMPLES AND PANTONE CHART FOR ACCURATE COLOR REPRESENTATION.

REVISIONS	
NO.	REMARKS
1	MMDDYYY
2
3
4
5

CLIENT APPROVAL	APPROVED: I have reviewed and approved this sign design for installation at location.	DATE
LANDSCAPE APPROVAL	APPROVED: I have reviewed and approved this sign design for installation at location.	DATE

Design Rep.
BEN ANGLIN
Sales Rep.
BOB STROBECK

Start Date: 7/18/15
Last Revision:
Job#: #927059
Drawing #: 927059Rev151

LEVINGTON HILLS
2430 CROMWELL DR.
AUSTIN, TEXAS 78741





PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

12/06/16
Item 3
Regular Agenda
Page 1 of 3

APPLICANT / DEVELOPMENT: J.C. Wall III for WGG Land, LLC

CASE MANAGER: Tammy Lyerly, Senior Planner

ITEM DESCRIPTION: Z-FY-17-02– Hold a public hearing to discuss and recommend action on a rezoning from Agricultural (AG) to Single Family-One (SF-1) and on permanent zoning upon annexation of a tract of land consisting of a total of 86.91 +/- 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 Extra Territorial Jurisdiction (ETJ).

STAFF RECOMMENDATION: Staff recommends approval of the requested rezoning from Agricultural (AG) District to Single Family-One (SF-1) District for the following reasons:

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

ITEM SUMMARY: The applicant, J.C. Wall III, requests this rezoning from Agricultural District (AG) to Single Family One District (SF-1) for property totaling 86.91 acres, located along the south side of FM 93 and along Southwood Drive. Only 26.58 acres (500 feet parallel with the south right-of-way of FM 93) of the subject property is within the City of Temple. The remaining 60.33 acres of the subject property is located within Temple's southern Extraterritorial Jurisdiction (ETJ) and is pending City Council review of the applicant's requested voluntary annexation case X-FY-17-01. The applicant requests permanent zoning of Single Family One (SF-1) District upon City Council's potential approval of the subject property's 60.33 acres within the ETJ.

If approved, the applicant plans to develop a single family residential subdivision of approximately 237 single family homes. The applicant's requested Single Family One District (SF-1) would be compatible to the larger homes to the west within the Valley Ranch Subdivision, zoned Planned Development –Urban Estate District (PD-UE). The existing homes to the east on Boutwell Drive (ETJ) are also estate size homes. A creek and a vegetation buffer separates the subject property from the homes along Boutwell Drive. The existing home to the south along Forrester Road, and south of the electrical sub-station is also an estate size home.

The SF-1 zoning district permits single-family detached residences and related accessory structures and provides standard single-family lots and should serve as a transition between larger and smaller lot single family districts.

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 **City of Temple portion** of the subject property is within the **Suburban Residential character district** of the *Choices '08* City of Temple Comprehensive Plan. The Suburban Residential land use classification is characterized by mid-size single family lots, allowing for greater separation between dwellings and more emphasis on green space versus streets and driveways. The applicant's requested Single Family One District complies with the Suburban Residential character district.

The **ETJ portion** of the subject property is within the **Agricultural / Rural character district** of the *Choices '08* City of Temple Comprehensive Plan. The applicant's requested Single Family One District does not comply with this character district, but it is compatible with the existing residential developments adjacent to the subject property. The **Agricultural / Rural character district designation** applies to all areas outside city limits.

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

The subject property fronts FM 93, a major arterial. Southwood Drive bisects the subject property at FM 93 and runs south to a cul-de-sac for the existing electrical substation at the south property line.

FM 93 is only appropriate as a subdivision entrance. Future homes will be prohibited from backing into FM 93 or accessing it directly. Southwood Drive and any other proposed local streets within the subject property will be ideal for residential dwellings. All thoroughfare requirements, including an additional subdivision entrance requirement will be addressed during the platting process.

The Temple Trails Master Plan shows a proposed trail along the subject property's eastern boundary along the creek.

Availability of Public Facilities (CP Goal 4.1)

Existing water lines are located along the property's frontage along the south right-of-way of FM and within the Valley Ranch subdivision to the west. Existing sewer facilities are located to the west, within the adjacent Valley Ranch subdivision.

Proposed water and sewer facilities, as well as proposed drainage will be addressed during the platting process.

PUBLIC NOTICE: Thirty-two (32) 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, December 1, 2016, four notices were returned in favor of the proposed rezoning and four notices have been received in opposition to the proposed rezoning.

The newspaper printed notice of the public hearing on November 24, 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
Notification Response Letters

SURROUNDING PROPERTY AND USES:

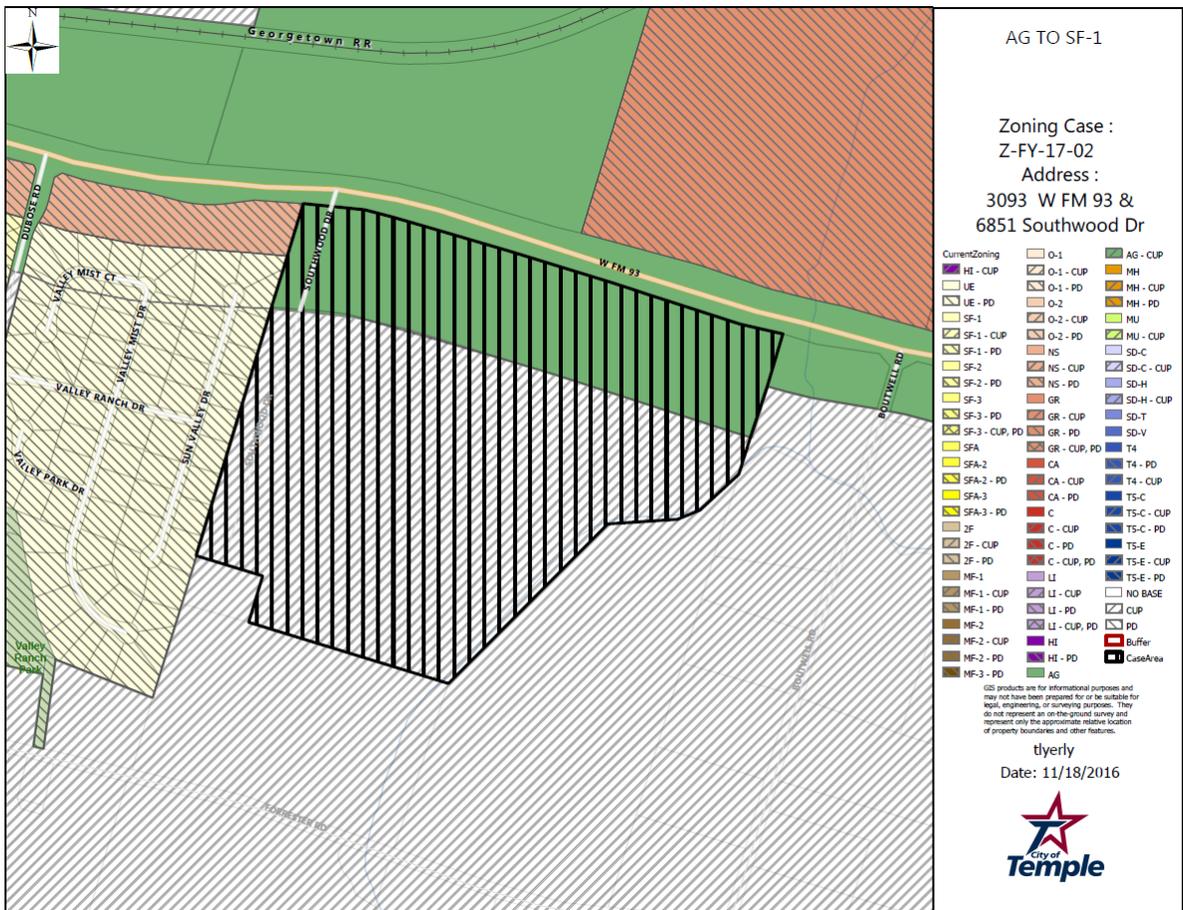
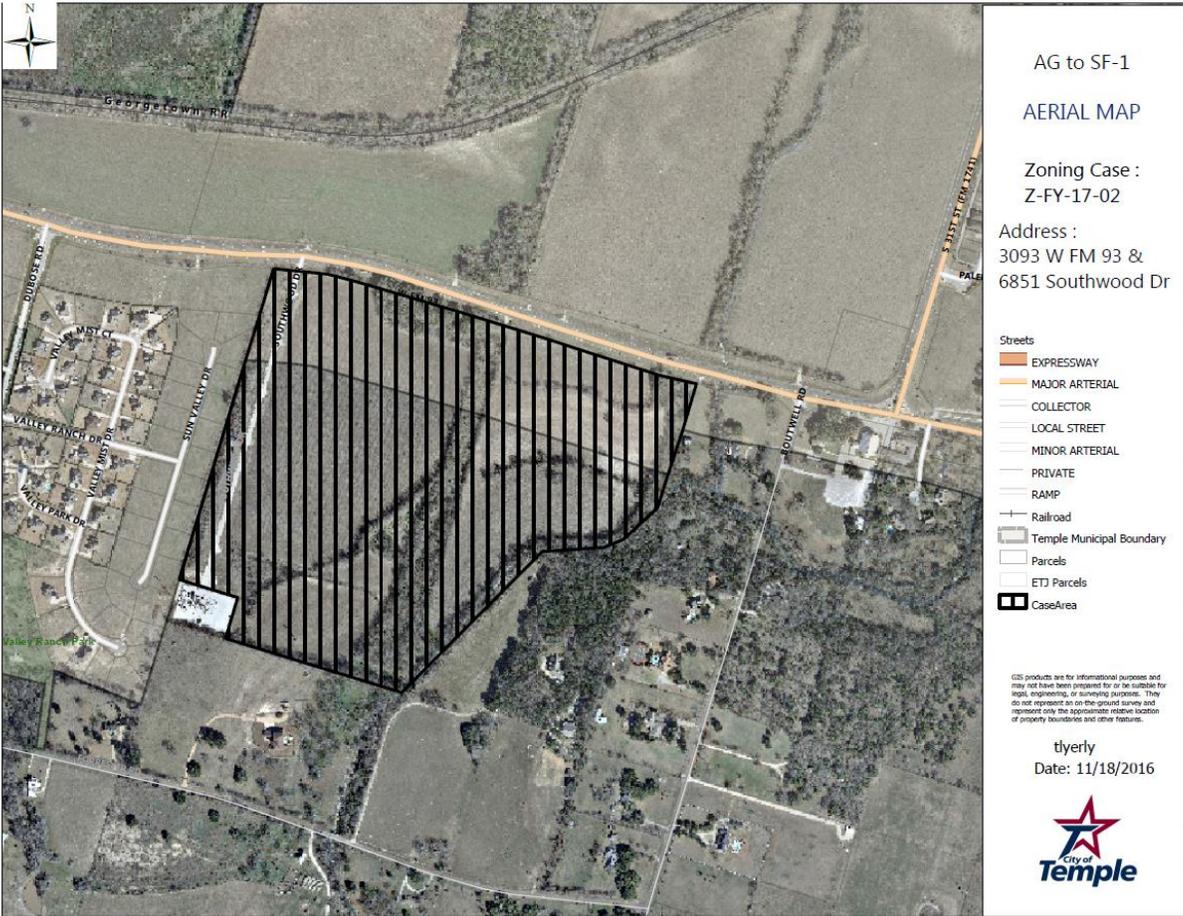
The following table shows the subject property, existing zoning and current land uses:

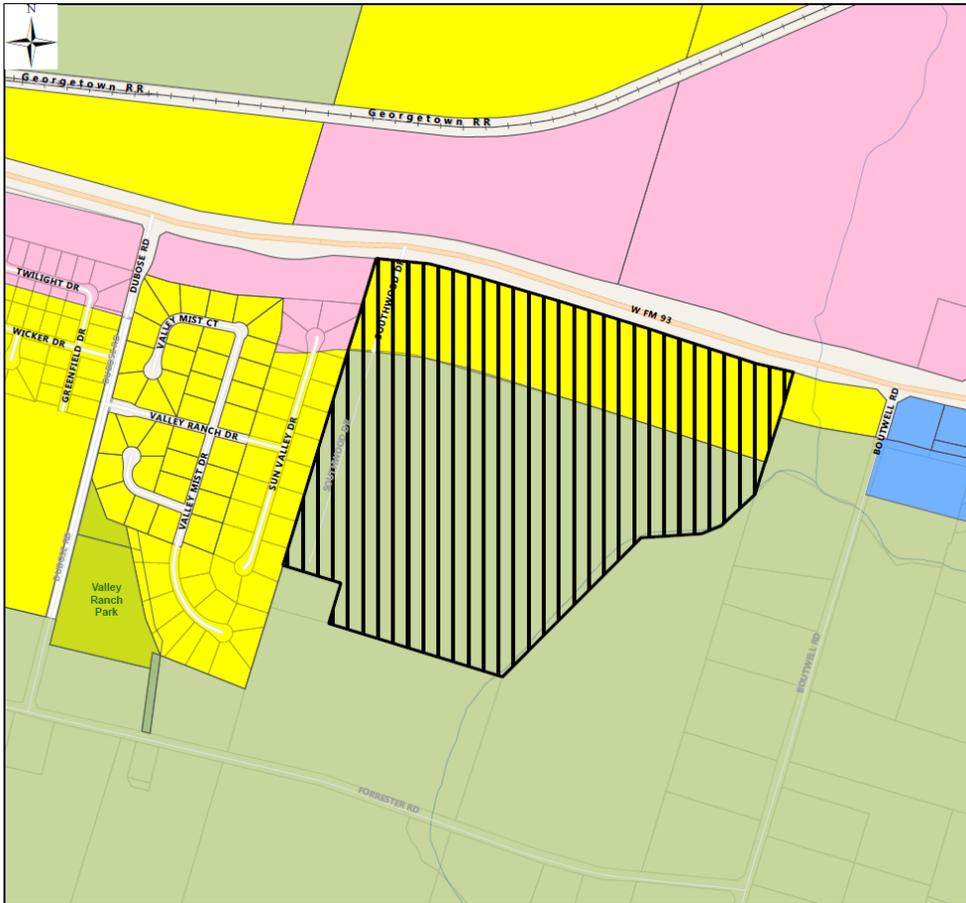
Direction	Zoning	Current Land Use	Photo
Subject Property	AG	Undeveloped Property	 <p style="text-align: center;">Southwood Drive</p>
			 <p style="text-align: center;">FM 93</p>
			

Direction	Zoning	Current Land Use	Photo
East	No Zoning (ETJ)	Agricultural / Rural Residential/ Estate Homes	
			 <p data-bbox="873 1094 1305 1125">Creek – Boutwell Road View</p>
			 <p data-bbox="971 1549 1195 1581">Boutwell Road</p>

Direction	Zoning	Current Land Use	Photo
West	PD_UE	Single Family Residential	
South	No Zoning (ETJ)	Agricultural/ Rural Residential	

Direction	Zoning	Current Land Use	Photo
			
North	AG & PD-GR	Agricultural and Undeveloped Land (future apartments)	



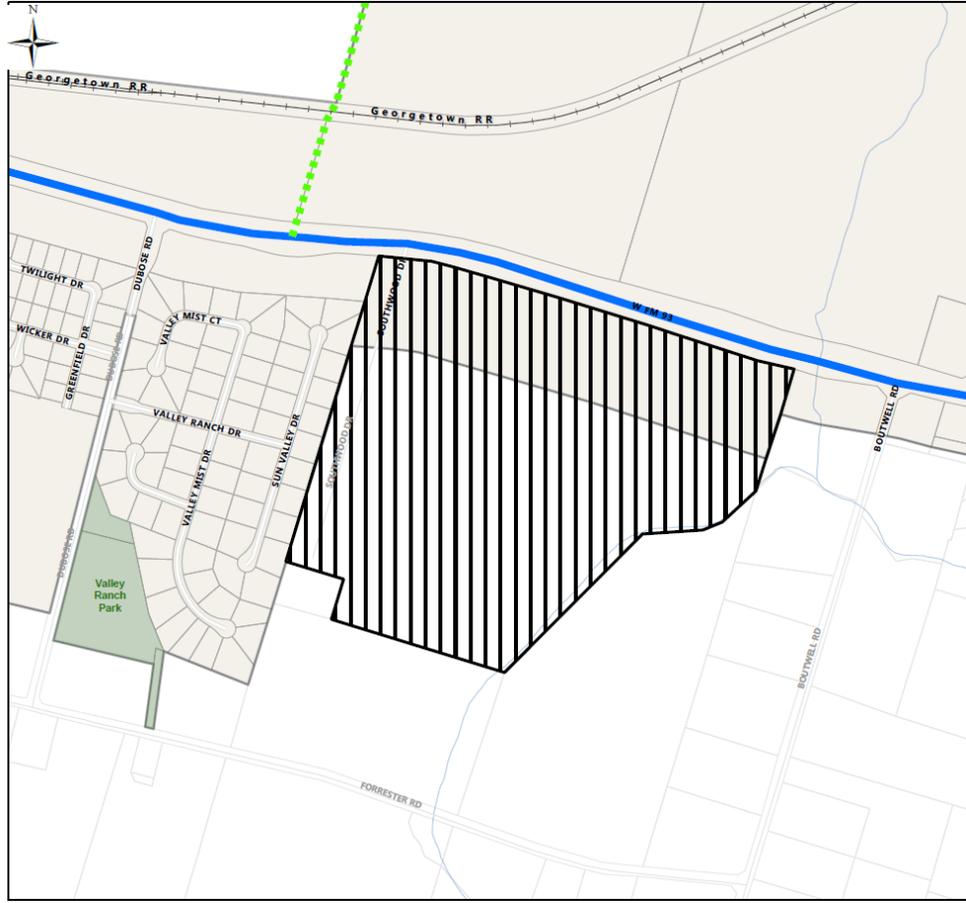


AG to SF-1
FUTURE LAND USE MAP
 Zoning Case :
 Z-FY-17-02

- EXPRESSWAY
- MAJOR ARTERIAL
- COLLECTOR
- LOCAL STREET
- MINOR ARTERIAL
- PRIVATE
- RAMP
- Parcels
- Future LUP
 - Agricultural/Rural
 - Auto-Urban Commercial
 - Auto-Urban Mixed Use
 - Auto-Urban Multi-Family
 - Auto-Urban Residential
 - Business Park
 - Estate Residential
 - Industrial
 - Neighborhood Conservation
 - Parks & Open Space
 - Public Institutional
 - Suburban Commercial
 - Suburban Residential
 - Temple Medical Education District
 - Urban Center
 - 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.

tyerly
 Date: 11/18/2016



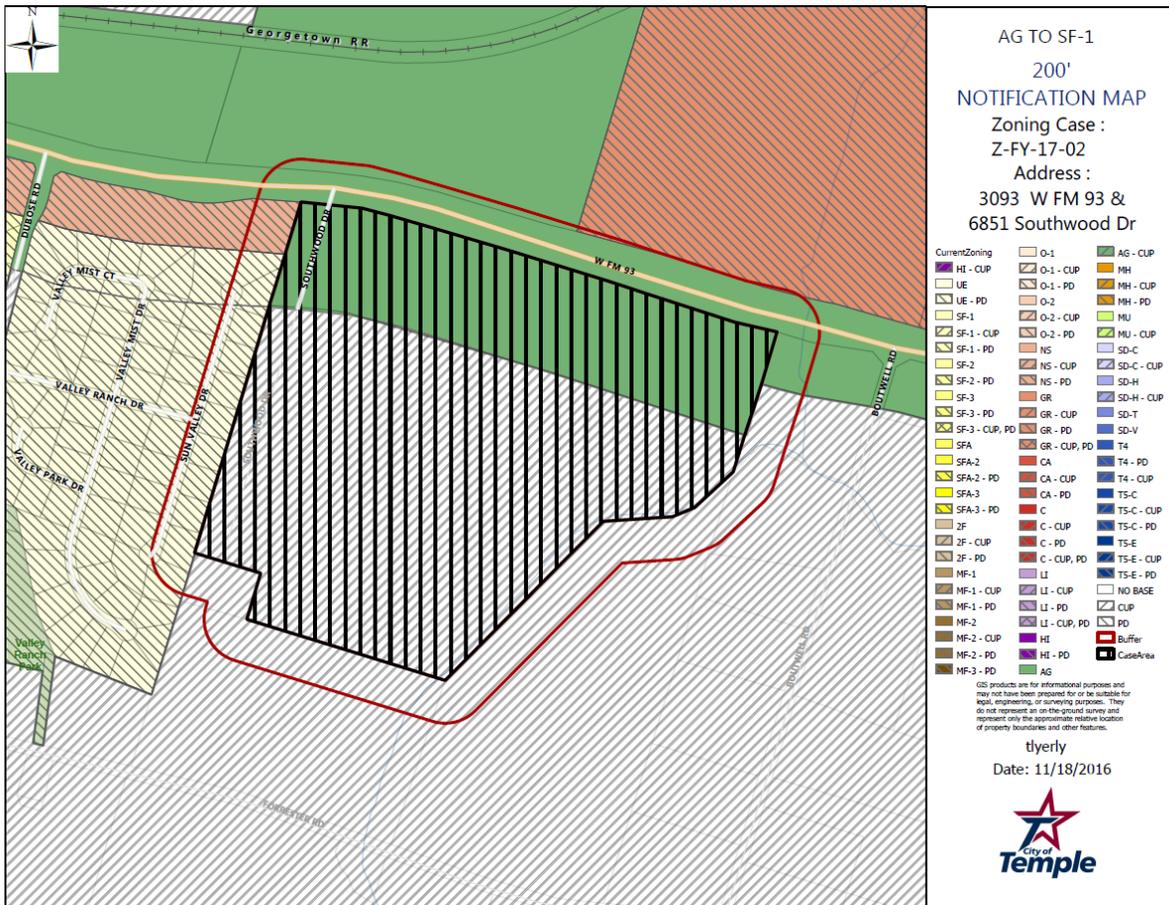
AG to SF-1
THOROUGHFARE AND TRAILS MAP
 Zoning Case :
 Z-FY-17-02

- Parcels
- Thoroughfare Plan**
 - Expressway
 - Major Arterial
 - Proposed Major Arterial
 - Minor Arterial
 - Proposed Minor Arterial
 - Collector
 - Proposed Collector
- 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.

tyerly
 Date: 11/18/2016





DEVELOPMENT REGULATIONS: Standards for detached Single Family residential homes in the SF-1 district are:

SF-1 (Proposed)	
Minimum Lot Size	7500 Square Feet
Minimum Lot Width	60 Feet
Minimum Lot Depth	100 Feet
Front Setback	25 Feet
Side Setback	10% Lot Width (6' Min – 7.5' Max)
Side Setback (corner)	15 Feet
Rear Setback	10 Feet
Max Building Height	2 Stories

Although the property is anticipated for development of detached single family residential dwellings, there are a number of other uses allowed in the SF-1 district which, include but are not limited to:

Permitted & Conditional Use Table – Single Family One (SF-1)	
Agricultural Uses	* Farm, Ranch or Orchard
Residential Uses	* Single Family Residence (Detached Only) * Industrialized Housing * Family or Group Home
Retail & Service Uses	* None
Commercial Uses	* None
Industrial Uses	* Temporary Asphalt & Concrete Batching Plat (CUP)
Recreational Uses	* Park or Playground
Educational & Institutional Uses	* Cemetery, Crematorium or Mausoleum (CUP) * Place of Worship * Child Care: Group Day Care (CUP) * Social Service Center (CUP)
Restaurant Uses	* None
Overnight Accommodations	* None
Transportation Uses	* Railroad Track Right-of-Way

Prohibited uses include HUD-Code manufactured homes and land lease communities, most commercial uses and industrial uses.

Surrounding Property & Uses			
Direction	Future Land Use Map	Zoning	Current Land Use
Site	Suburban Residential (within City limits); And Agricultural/Rural Residential (ETJ)	AG	Undeveloped Land
North	Suburban Commercial	PD-GR	Planned Development for Convenience Store, Single Family Residential, and Apartments
South	Agricultural/Rural Residential (ETJ)	No Zoning (ETJ)	Agricultural / Rural Residential / Estate Homes
East	Agricultural/Rural Residential (ETJ)	No Zoning (ETJ)	Agricultural / Rural Residential / Estate Homes
West	Suburban Residential	PD-UE	Single-Family Residential

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

:

Document	Policy, Goal, Objective or Map	Compliance?
CP	Map 3.1 - Future Land Use Map	Partial
CP	Map 5.2 - Thoroughfare Plan	YES
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	YES
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	No

CP = Comprehensive Plan STP = Sidewalk and Trails Plan



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

BELFAIR DEVELOPMENT INC
7353 W ADAMS AVE
TEMPLE, TX 76502-5539

Zoning Application Number: Z-FY-17-02

Case Manager: Tammy Lyerly

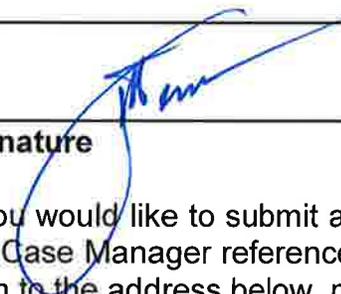
Location: 6851 Southwood Drive and 3093 West FM 93

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.

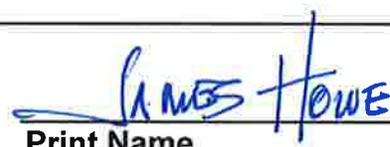
I agree

disagree with this request

Comments:



Signature



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, tlyerly@templetx.gov, or mail or hand-deliver this comment form to the address below, no later than **December 6, 2016**.

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

Number of Notices Mailed: 32

Date Mailed: November 23, 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**

J & B HOLDINGS LTD
7353 W ADAMS AVE
TEMPLE, TX 76502-5539

Zoning Application Number: Z-FY-17-02

Case Manager: Tammy Lyerly

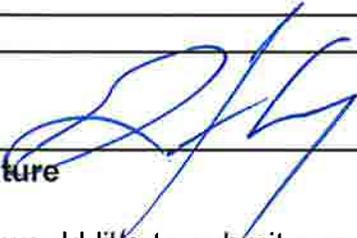
Location: 6851 Southwood Drive and 3093 West FM 93

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 

Print Name Coary Fraytas Vice-President

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, tlyerly@templetx.gov, or mail or hand-deliver this comment form to the address below, no later than **December 6, 2016**.

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

Number of Notices Mailed: 32

Date Mailed: November 23, 2016

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

BELFAIR DEVELOPMENT INC
7353 W ADAMS AVE
TEMPLE, TX 76502-5539

Zoning Application Number: Z-FY-17-02

Case Manager: Tammy Lyerly

Location: 6851 Southwood Drive and 3093 West FM 93

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 

Print Name Gary Fingus
Vice President

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, tlyerly@templetx.gov, or mail or hand-deliver this comment form to the address below, no later than **December 6, 2016**.

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

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

BELFAIR DEVELOPMENT INC
7353 W ADAMS AVE
TEMPLE, TX 76502-5539

Zoning Application Number: Z-FY-17-02 Case Manager: Tammy Lyerly

Location: 6851 Southwood Drive and 3093 West FM 93

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


Print Name *Gary Frank* Vice President

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, tlyerly@templetx.gov, or mail or hand-deliver this comment form to the address below, no later than **December 6, 2016**.

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

Number of Notices Mailed: 32

Date Mailed: November 23, 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**

THOMAS, JIMMY SCOTT ETUX
BELINDA MELISSA KOHL-THOMAS
3352 FORRESTER RD
TEMPLE, TX 76502

Zoning Application Number: Z-FY-17-02

Case Manager: Tammy Lyerly

Location: 6851 Southwood Drive and 3093 West FM 93

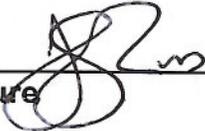
The proposed rezoning is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice,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

I agree

disagree with this request

Comments:

My property runs along the southern border of the annex. It also will drain into creek east of the annex which passes along my property. In general, drainage/runoff and erosion concerns me with effect on my property. Light and noise will also adversely affect my property and home. Vegetation currently shielding the northern edge of my property will be affected. @ SEE REVERSE @


Signature

J. SCOTT THOMAS
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, tlyerly@templetx.gov, or mail or hand-deliver this comment form to the address below, no later than **December 6, 2016**.

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

Number of Notices Mailed: 32

Date Mailed: November 23, 2016

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

Finally, the proposed zoning to single family homes at the currently described ratio of homes to acres will likely result in upwards of >250 homes on the 86.91 acres.

This less than 0.2 acre homesites will be small square footage low value homes with an overall negative effect on my property value. Added traffic, both pedestrian + vehicular, will create throughput difficulties and bring large numbers of individuals to the area.

FM 93 traffic and in particular the intersection with 31st Street will be dramatically increased long term, with significant short term ramifications as well given construction issues.

I would ask the P+Z committee to consider the estate size lots located essentially all around this property and restrict the potential builder in regards to lot size, as well as consider the noise, light, and environmental pollution that will follow.

Thank you for this consideration.

J. Scott Thomas MD

254 760 1995



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

HUBBARD, WILLARD LEE JR
6920 BOUTWELL DR
TEMPLE, TX 76502-4200

Zoning Application Number: Z-FY-17-02

Case Manager: Tammy Lyerly

Location: 6851 Southwood Drive and 3093 West FM 93

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:

*Next year my wife and I turn 80 yrs old -
We have lived here for 46 years - We don't
need to be annexed. I have spoken with
Mayor Dunn about this.*

Lee Hubbard
Signature

LEE HUBBARD
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, tllyerly@templetx.gov, or mail or hand-deliver this comment form to the address below, no later than **December 6, 2016**.

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

Number of Notices Mailed: 32

Date Mailed: November 23, 2016

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

RECEIVED

DEC - 1 2016

City of Temple



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

HUBBARD, WILLARD LEE JR
6920 BOUTWELL DR
TEMPLE, TX 76502-4200

Zoning Application Number: Z-FY-17-02

Case Manager: Tammy Lyerly

Location: 6851 Southwood Drive and 3093 West FM 93

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:

The map is very confusing

Beth Hubbard

Signature

Beth Hubbard

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, tlyerly@templetx.gov, or mail or hand-deliver this comment form to the address below, no later than **December 6, 2016**.

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

Number of Notices Mailed: 32

Date Mailed: November 23, 2016

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

RECEIVED

DEC - 1 2016

City of Temple
Planning & Development



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

MOLLOHAN, ROBERT S ETUX ANETTA C
7106 SUN VALLEY DR
TEMPLE, TX 76502

Zoning Application Number: Z-FY-17-02

Case Manager: Tammy Lyerly

Location: 6851 Southwood Drive and 3093 West FM 93

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:

*I completely disagree! We purchased this ^{property} because it was not within city limits! We wanted to be in a nice rural area, with a quiet neighborhood!
Does this mean school district will change? My children attend Barton ISD
What is the benefit of this? What is the purpose? We are very upset!*

Anetta Mollohan
Signature

Anetta Mollohan
Print Name

we DONOT want school district to change nor do we wish to pay higher taxes!!

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, tyerly@templetx.gov, or mail or hand-deliver this comment form to the address below, no later than **December 6, 2016**.

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

Number of Notices Mailed: 32

Date Mailed: November 23, 2016

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



PLANNING AND ZONING COMMISSION ITEM MEMORANDUM

12/06/16
Item #4
Regular Agenda
Page 1 of 5

DEPARTMENT / DIVISION SUBMISSION & REVIEW:

Dessie Redmond, Planner

ITEM DESCRIPTION: PUBLIC HEARING - Z-FY-17-03: Consider and recommend action on a rezoning from the Neighborhood Services (NS) zoning district to the Planned Development-General Retail (PD-GR) zoning district on 7.35 +/- acres, 1-lot, 1-block non-residential subdivision, proposed for a mini-storage facility, situated in the Redding Roberts Survey, Abstract No. 692, Bell County, City of Temple, Texas, located at 5785 South 31st Street.

STAFF RECOMMENDATION: Based on the following, staff recommends approval with conditions for a rezoning from the NS zoning district to the PD-GR zoning district for the following reasons:

1. That the proposed Development Plan/Site Plan has demonstrated compliance with the provisions of the Planned Development Criteria as required by Unified Development Code (UDC) Section 3.4.5;
2. That the request complies with UDC, Section 5.3.8 that states for a mini-storage facility the size of each individual storage unit is limited to a maximum of 2,000 cubic feet;
3. The proposed mini-storage facility will be adequately buffered and screened from adjacent residential uses;
4. The request is in compliance with the Future Land Use Map (FLUM) Auto-Urban Commercial character district designation;
5. The proposed zoning is compatible with surrounding zoning and anticipated retail and service uses along this section of S. 31st Street;
6. The request complies with the Thoroughfare Plan and Trails Master Plan; and
7. Public facilities are available to serve the subject property.

Staff recommends approval of the request, subject to the following conditions:

1. Substantial compliance with the Development/Site Plan;
2. Substantial compliance with the Landscape Plans and Elevations;
3. That the remaining 2.16 +/- acres will require a separate public development plan review by the Planning & Zoning Commission with approval by City Council prior to any future development;
4. Each individual storage unit is limited to a maximum of 2,000 cubic feet;
5. A six foot wide sidewalk is required to be built along S. 31st Street prior to the opening of the business;

6. All exterior building facades related to the mini-storage buildings shall have exteriors containing a combination of Exterior Insulation Finish Systems (EIFS), split-faced concrete masonry units (CMUs), brick and accent metal panels as shown in the Elevations submittal;
7. Preservation of all trees within the subject property (perimeter and interior), based on variety and maturity, must be considered;
8. A continuous 10-15 foot wide landscape buffer is required between residential and nonresidential uses. The buffer must be installed prior to any nonresidential development and maintained per UDC, Section 7.4.8. Maintenance and Irrigation;
9. A continuous 20 foot wide landscape buffer is required along the Georgetown Railroad. This buffer must be installed prior to the completion of Phase II and maintained per UDC, Section 7.4.8. Maintenance and Irrigation;
10. All landscaping required by the UDC shall meet or exceed UDC, Section 7.4 Landscaping;
11. Any fencing along S. 31st Street shall be wrought iron or something similar in appearance and design;
12. This PD runs with the land and is not affected by the transfer of property owners;
13. The maximum building height allowed is 30 feet; and
14. The applicant shall comply with all Texas Department of Transportation (TxDOT) requirements.

ITEM SUMMARY: The applicant, Joshua Valenta, on behalf of Matkin-Hoover Engineering and Wes Jackson of RVOS Farm Mutual Insurance (property owner), requests a rezoning from the NS zoning district to the PD-GR zoning district. The subject property is 7.35 +/- acres and is currently undeveloped (attachments: Site and Surrounding Photos).

Site Characteristics

There are several easements within the subject property (attachment: Surveyor's Sketch). These easements restrict the site from many uses that are allowed by right or with a conditional use permit in the NS zoning district. Staff believes that the mini-storage facility use is a compatible use with the existing constraints and easements on the site.

Proposal

In the UDC, Section 11.2 defines a mini-storage facility as "a building or group of buildings consisting of individualized shelters of various sizes for rent or lease for the purpose of providing protection of commodities stored in the mini-storage warehouse." UDC, Section 5.3.8 states that for a mini-storage warehouse the size of each individual storage unit is limited to a maximum of 2,000 cubic feet.

This proposal includes a mini-storage facility as defined by the UDC, Section 11.2 and does not include storage units greater than 2000 cubic feet and therefore, is compliant with UDC, Section 5.3.8. The proposal includes a range of units between 25 square feet and 200 square feet in either climate controlled or non-climate controlled capacities. There will be a total of approximately 350 self-storage units. The amount of each size of unit has not yet been determined. The proposal also includes a Phase I and a Phase II. The timeline for each Phase has yet to be established and will be determined by construction costs and tenant occupancy. There is approximately 2.16 acres remaining within the site that is not included in this Development/Site Plan design. Currently, the applicant has stated their intentions are to plat the site into two lots at some point in the future. Therefore, this remainder of the site will remain as natural vegetation until (and if) there is future development on the

remainder 2.16 acres. This future phasing will require a separate public site plan approval, which is stated on the Development/Site Plan.

Planned Development

UDC Section 3.4.1 defines a PD as:

“A flexible overlay zoning district designed to respond to unique development proposals, special design considerations and land use transitions by allowing evaluation of land use relationships to surrounding areas through development plan approval.”

Per UDC Section, 3.4.3.A, a PD is subject to review and approval by City Council as part of the rezoning. As opposed to a standard rezoning, conditions of approval can be included into the rezoning Ordinance. The Development/Site Plan that has been submitted, provides the boundaries and the layout for the proposed building footprints for the mini-storage facility, parking and traffic circulation areas.

Enhancements are typically an expectation of a PD to off-set the unique manner of the request. While staff has worked closely with the applicant, enhancements for the site are in the form of screening, buffering, landscaping, enhanced exterior building materials and have been discussed and agreed upon with the applicant and are described as follows:

Screening / Buffering: A continuous 20 foot wide landscape buffer along the inactive Georgetown Railroad is proposed (attachment: Development/Site Plan). The City owns an easement along the Georgetown Railroad with future plans of a “rails to trails” amenity to the city’s trail system. This landscape buffer is in addition to any UDC, Section 7.7 Screening or Buffering requirements.

Landscaping: UDC, Section 7.4.4 states that a developer is required to provide a minimum landscaped area of five percent of a lot. This proposal includes approximately 39 percent of the total site to be landscaped and thus significantly exceeds the percentage required by the UDC. The Landscape Plan also includes 15 frontage trees (as required by the UDC) along with other trees, shrubs, groundcovers and ornamental grass, which also exceeds requirements (attachments: Landscaping Plans).

Exterior Building Materials: Exterior building materials are proposed which provide close to 100% masonry. Materials consist of a combination of Exterior Insulation Finish Systems (EIFS), which meets the approved listing of standard building materials listed in UDC Sec. 7.8.3F, as well as brick, split-faced CMUs and accent metal paneling. The applicant submitted elevations with varying amounts of masonry accent (attachment: Elevations). In order to maintain a consistent architectural design throughout, a recommended condition of approval is: “All exterior building facades related to the mini-storage buildings shall have exteriors containing a combination of Exterior Insulation Finish Systems (EIFS), split-faced concrete masonry units, brick and accent metal panels as shown in the Elevations submittal.”

Texas Department of Transportation

The applicant has been in preliminary discussions with TxDOT, which included the existing non-access easement required by TxDOT as shown on the final plat (attachment: RVOS Addition Final Plat). The final plat also shows two possible 50 foot access points along S. 31st Street. However, this

Development/Site Plan shows only utilizing one access to the north. The applicant has stated this curb cut will align with Blue Meadow Drive. Additionally, the applicant is aware that a Driveway Permit

Package in coordination with TxDOT is required. A recommended condition of approval includes: "The applicant shall comply with all Texas Department of Transportation (TxDOT) requirements."

SURROUNDING PROPERTIES AND USES: A table in the attachments provides the surrounding properties, FLUM designations, existing zoning and current land uses (attachment: Surrounding Properties & Uses Table).

SCREENING / BUFFERING

UDC, Section 7.7 Screening & Buffering details that a continuous buffering is required along the common boundary between nonresidential uses and residential zoning districts or uses. The design of this required buffer must either consist of evergreen hedges with a minimum of six feet high and placed on 36 inches center or consist of fences or walls constructed of wood, masonry, stone or pre-cast concrete, with integrated color, texture and pattern.

There are two existing residences that abut the property to the north and northwest. Therefore, the applicant is required to provide continuous buffering along this portion of the property. A recommended condition of approval includes: "A continuous 10-15 foot wide landscape buffer is required between residential and nonresidential uses. The buffer must be installed prior to any nonresidential development and properly maintained while this property remains as a nonresidential use."

Also, there are some mature, healthy trees existing along this property line, which is why staff is recommending a landscaped buffer versus a fence or wall screening. Preservation of these trees is important to this buffering requirement. A recommended condition of approval includes: "Preservation of all on site trees (perimeter and interior), based on variety and maturity must be considered."

COMPREHENSIVE PLAN COMPLIANCE: The proposed rezoning relates to the following goals, objectives or maps of the Comprehensive Plan (CP) and Sidewalk and Trails Plan. A summary table of the CP compliance is located the attachments: Comprehensive Plan Compliance Summary Table.

Future Land Use Map (CP Map 3.1)

In the FLUM, the subject property is designated as the Auto-Urban Commercial character district. This district is intended for commercial uses and generally concentrated at intersections versus strip development along the major roads. The use of a higher landscape surface area, better landscaping along frontages and around and within parking areas. Other signage and design standards would significantly enhance the appearance of these areas.

The proposal is in compliance with the FLUM as it includes a proposed commercial use and a high landscape surface area as described in the "Enhancements" section of this report.

Thoroughfare Plan (CP Map 5.2)

The subject property takes access from S. 31st Street, which is designated as a major arterial in the Thoroughfare Plan. This designation requires a six foot wide sidewalk on both sides and is noted on the Landscape Plan. Therefore, this request is compliant with the Thoroughfare Plan.

Availability of Public Facilities (CP Goal 4.1)

Sewer is available to the subject property through an existing eight inch sewer line along S. 31st Street. Water is available through an existing 12 inch waterline along S. 31st Street. Both water and sewer lines will require extensions to the subject property from their current location.

Trails Master Plan Map and Sidewalks Ordinance

The Trails Master Plan identifies a proposed local connector trail along S. 31st Street. A note on the Landscape Plan requiring a six foot wide sidewalk is provided. Therefore, this request is compliant with the Trails Master Plan.

DEVELOPMENT REVIEW COMMITTEE: As required by UDC Section 3.4.2 B, the Development/Site Plan for the proposed mini-storage facility was reviewed by the Development Review Committee (DRC) on November 21, 2016. Site characteristics such as the easements and preservation of mature trees were discussed.

DEVELOPMENT REGULATIONS: A table included in the attachments shows the current dimensional standards and the proposed standards (attachment: Non-Residential Dimensional Standards Comparison Table).

PUBLIC NOTICE: Twenty-five notices were mailed to property owners within the 200 feet buffer area of the subject property. The notices included information on the public hearing as required by State Law and City Ordinance. As of Friday, December 2, 2016 two notices in agreement with the proposal were returned. One of these is from the current property owner of the subject property. Seven notices in disagreement have also been received. A letter from the Bentwood Professional Property Owners Association was also submitted in disagreement of the proposal. These are all included in the attachments: Returned Property Notices.

The newspaper printed notice of the public hearing on November 24, 2016 in accordance with state law and local ordinance.

CITY COUNCIL MEETING SCHEDULE: This request is scheduled for a first reading on January 5, 2016 and a second reading on January 19, 2016.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

1. Site and Surrounding Property Photos
2. Surveyor's Sketch
3. Development/Site Plan
4. Landscaping Plans
5. Elevations
6. RVOS Addition Final Plat
7. Aerial Map / Utility Map
8. Zoning Map / Future Land Use and Character Map
9. Thoroughfare & Trails Map / Notification Map
10. Use Comparison Summary Table
11. Surrounding Properties & Uses Table
12. Comprehensive Plan Compliance Summary Table
13. Non-Residential Dimensional Standards Comparison Table
14. Returned Property Notices

Site Photos



Location of sign posting along W. Adams Ave. on adjacent site to the east of subject property



Property to the north: Scott & White West Campus

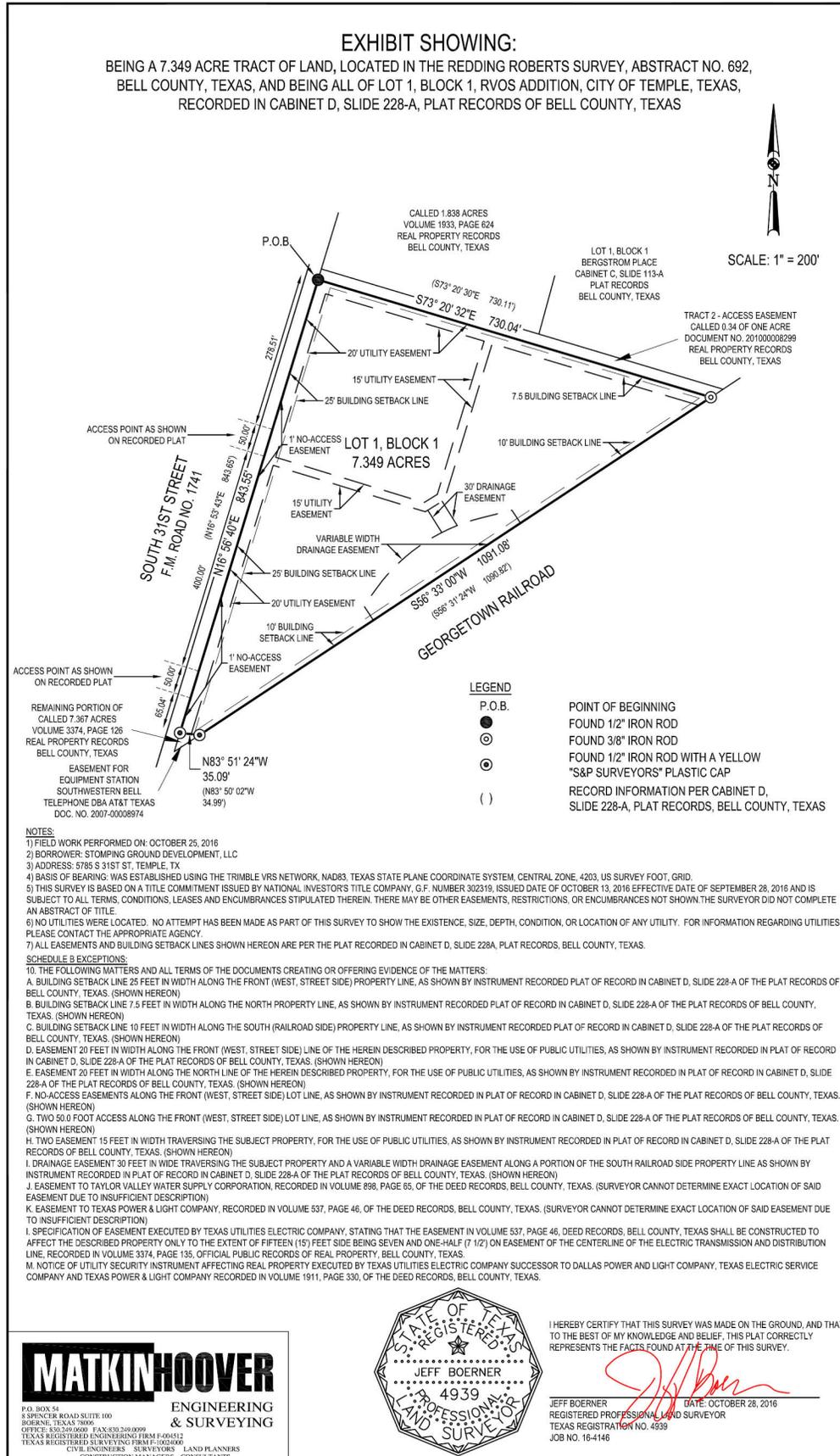
Site Photos



Property to the south and west: Pepper Creek Trail



Property to the east: vacant



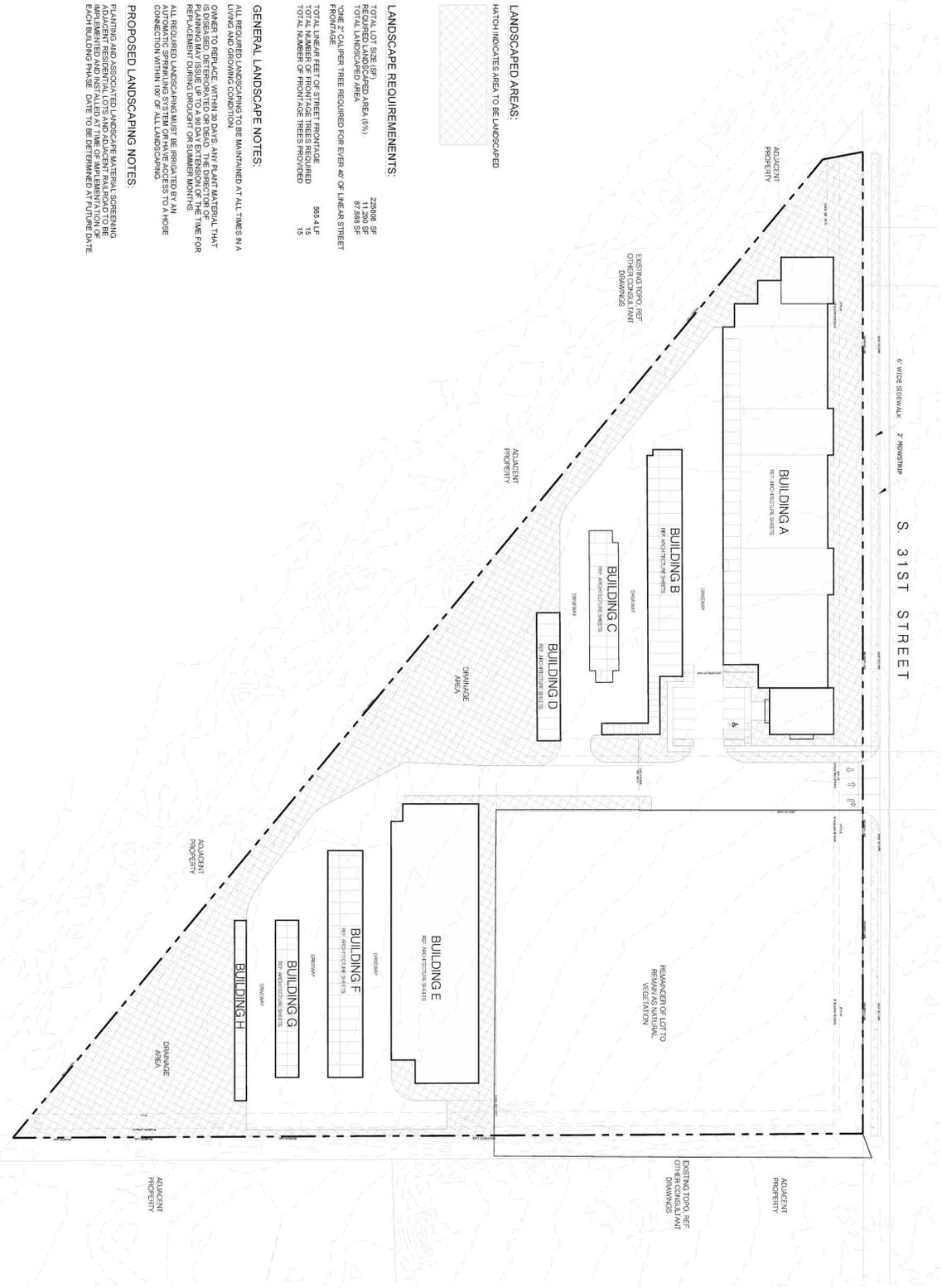
Surveyor Sketch

Development/Site Plan



Landscaping Plan Overall

1 PRELIMINARY LANDSCAPE SITE PLAN
SCALE: 1" = 40'



NOTE: PLANS ARE FOR PRELIMINARY REVIEW PURPOSES ONLY. PLANS ARE NOT FOR PERMIT, CONSTRUCTION OR BIDDING PURPOSES.

LANDSCAPED AREAS:
HATCH INDICATES AREA TO BE LANDSCAPED

LANDSCAPE REQUIREMENTS:
TOTAL LOT SIZE (SQ FT) 22800 SQ FT
TOTAL LANDSCAPED AREA (SQ FT) 67888 SQ FT
ONE 2" CALIBER TREE REQUIRED FOR EVERY 40' OF LINEAR STREET FRONTAGE
TOTAL LINEAR FEET OF STREET FRONTAGE 565.4 LF
TOTAL NUMBER OF FRONT FACE TREES REQUIRED 15

GENERAL LANDSCAPE NOTES:
ALL REQUIRED LANDSCAPING TO BE MAINTAINED AT ALL TIMES IN A LIVING AND GROWING CONDITION.
OWNER TO REPLACE WITHIN 30 DAYS ANY PLANT MATERIAL THAT DIES OR IS DAMAGED BY ANY CAUSE.
PLANNING MAY BE UP TO A 90 DAY EXTENSION OF THE TIME FOR REPLACEMENT DURING DROUGHT OR SUMMER MONTHS.
ALL REQUIRED LANDSCAPING MUST BE IRRIGATED BY AN AUTOMATIC SPRINKLING SYSTEM OR HAVE ACCESS TO A HOSE CONNECTION WITHIN 10' OF ALL LANDSCAPING.
PROPOSED LANDSCAPING NOTES:
PLANNING AND RESEARCH TO BE COMPLETED FOR ALL MATERIALS AND PLANTS TO BE USED. PLANTS TO BE SELECTION AND INSTALLED AT TIME OF SITE EMERATION OF EACH BUILDING PHASE. DATE TO BE DETERMINED AT FUTURE DATE.

0 10 20 40 80'



DRAWING INFO:
DATE: 02/01/16
FILE NAME: 1624
REVISIONS:
1
2
3
4
5

OWNER INFO:
DONALD JONES CONSULTING
10501 BEARD CIRCLE, SUITE 100
FORT WORTH, TEXAS 76134
TEL: 817-336-3411

PRELIMINARY LANDSCAPE PLAN
LP 1.1

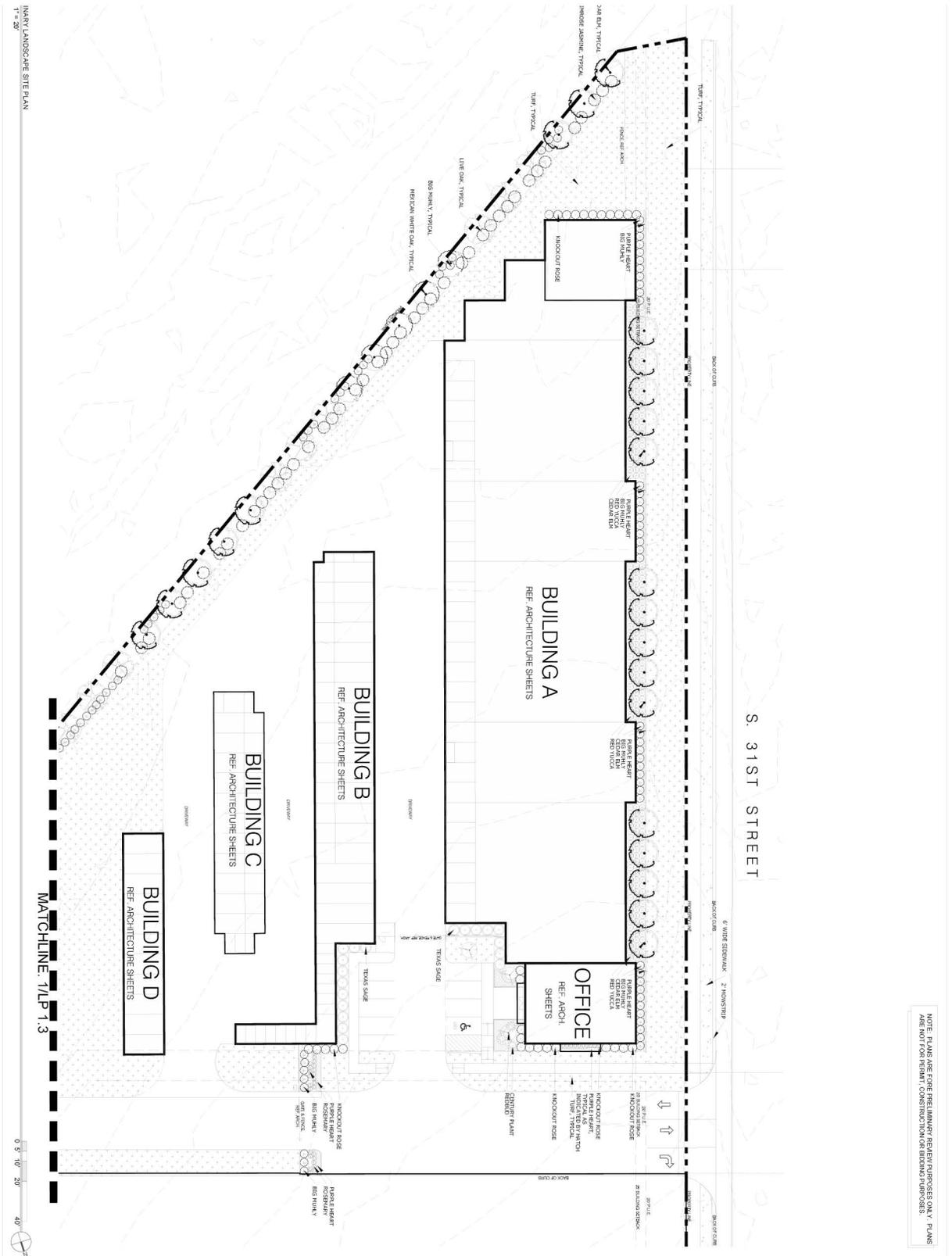
TEMPLE SELF STORAGE
5785 S. 31ST STREET TEMPLE, TEXAS 76502

DOUBLE B DESIGN
LANDSCAPE DESIGN
P.O. BOX 3043
WILSON, TEXAS 76795
WWW.DOUBLEBDESIGN.COM

DOUBLE B DESIGN, LLC
LANDSCAPE DESIGN
P.O. BOX 3043
WILSON, TEXAS 76795
WWW.DOUBLEBDESIGN.COM

Double B Design, LLC is an Equal Opportunity Employer. We do not discriminate on the basis of race, sex, age, religion, or national origin. Any person who is harassed or discriminated against on the basis of race, sex, age, religion, or national origin while working for Double B Design, LLC may file a complaint with the Equal Employment Opportunity Commission. Double B Design, LLC is an Equal Opportunity Employer. We do not discriminate on the basis of race, sex, age, religion, or national origin. Any person who is harassed or discriminated against on the basis of race, sex, age, religion, or national origin while working for Double B Design, LLC may file a complaint with the Equal Employment Opportunity Commission.

Landscaping Plan Detail - West Side



NOTE: PLANS ARE FOR PRELIMINARY REVIEW PURPOSES ONLY. PLANS ARE NOT FOR PERMIT, CONSTRUCTION OR BIDDING PURPOSES.

DOUBLE B DESIGN
LANDSCAPE DESIGN
DOUBLE B DESIGN, LLC
P.O. Box 5048
Austin, TX 78761 | 512.742.0233
WWW.DOUBLEBDESIGN.COM

TEMPLE SELF STORAGE

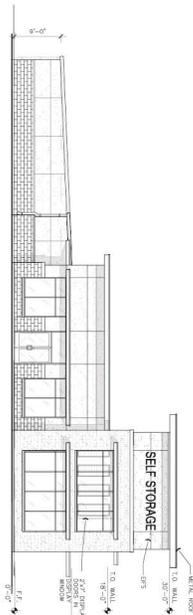
5785 S. 31ST STREET TEMPLE, TEXAS 76502

PRELIMINARY
LANDSCAPE PLAN
LP 1.2

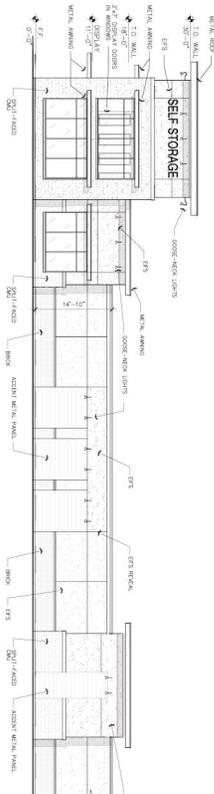
DRAWING INFO	
DATE: 2016.11.16	PROJECT: 5785 S. 31ST STREET
REVISIONS	
1	ISSUED FOR PERMIT
2	
3	
4	
5	
OWNER INFO	
DONALD JONES CONSULTING	
FOUR NORTH, TEXAS AREA	
TEL: 817.484.3411	

Elevations

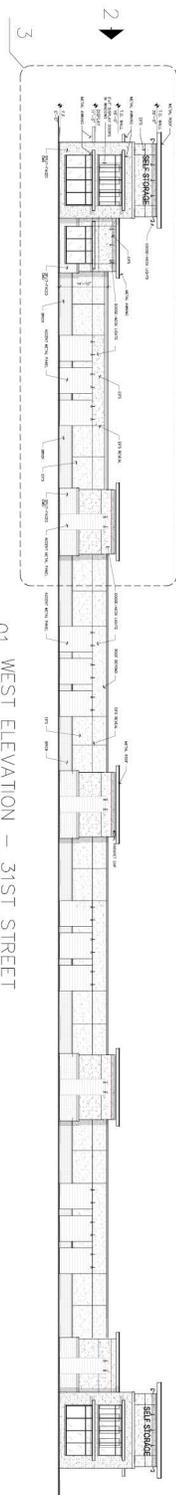
02 NORTH ELEVATION - OFFICE
SCALE: 1/8" = 1'-0"



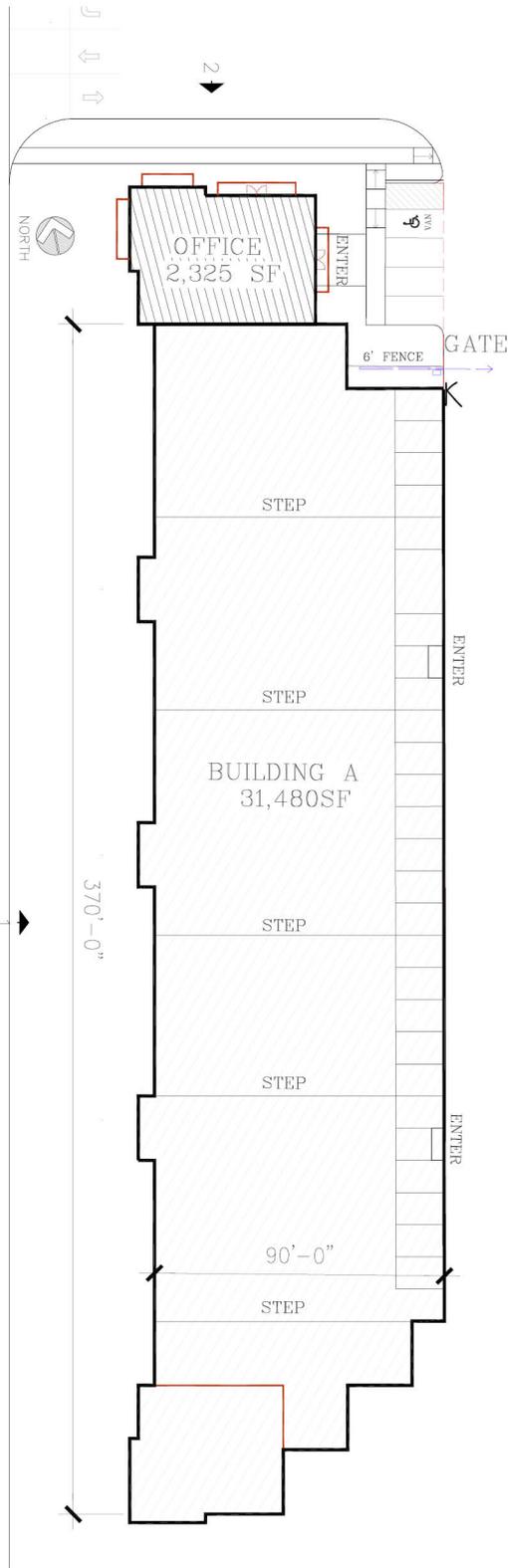
03 WEST ELEVATION - 31ST STREET
SCALE: 1/8" = 1'-0"



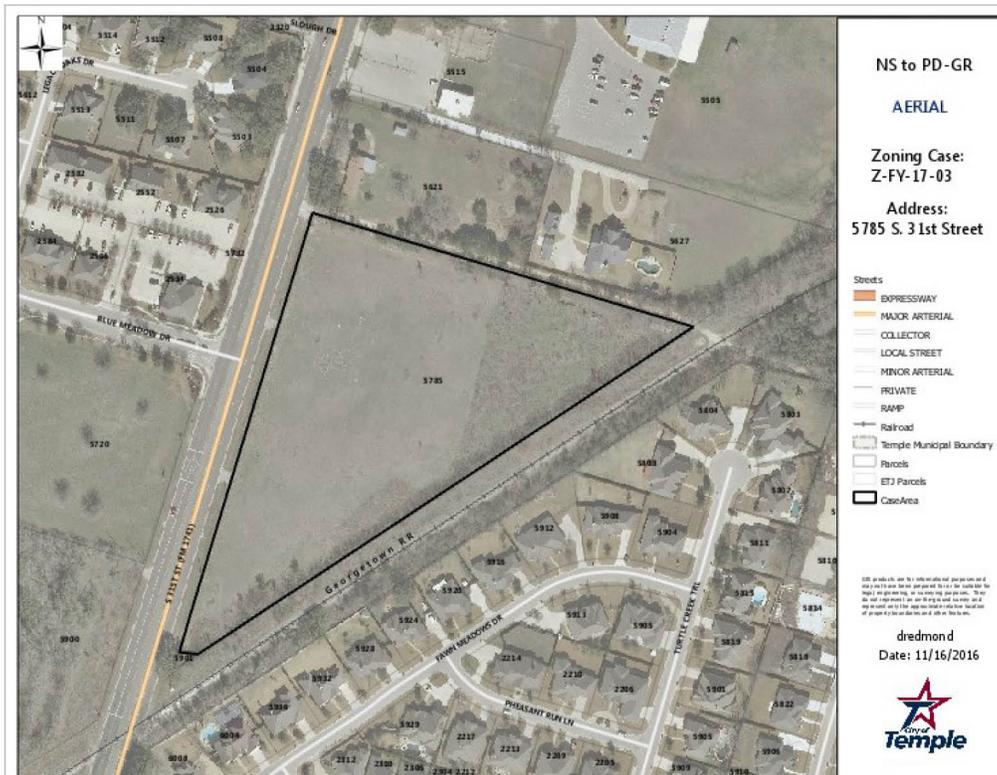
01 WEST ELEVATION - 31ST STREET
SCALE: 1/8" = 1'-0"



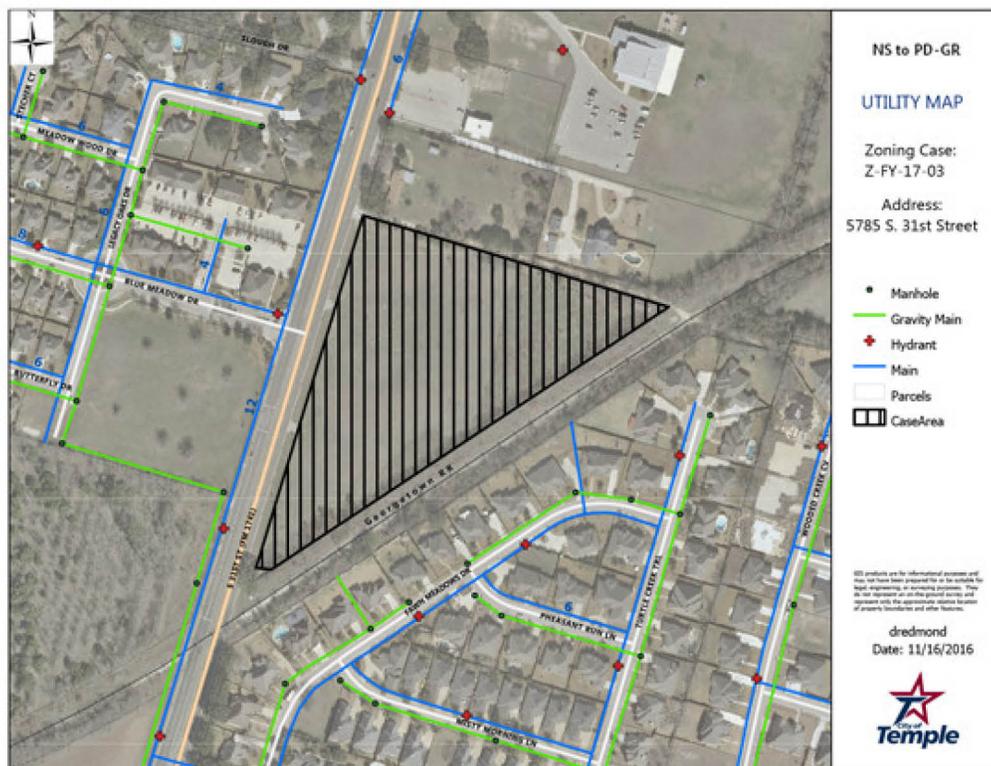
03 BUILDING A
SCALE: 1/8" = 1'-0"



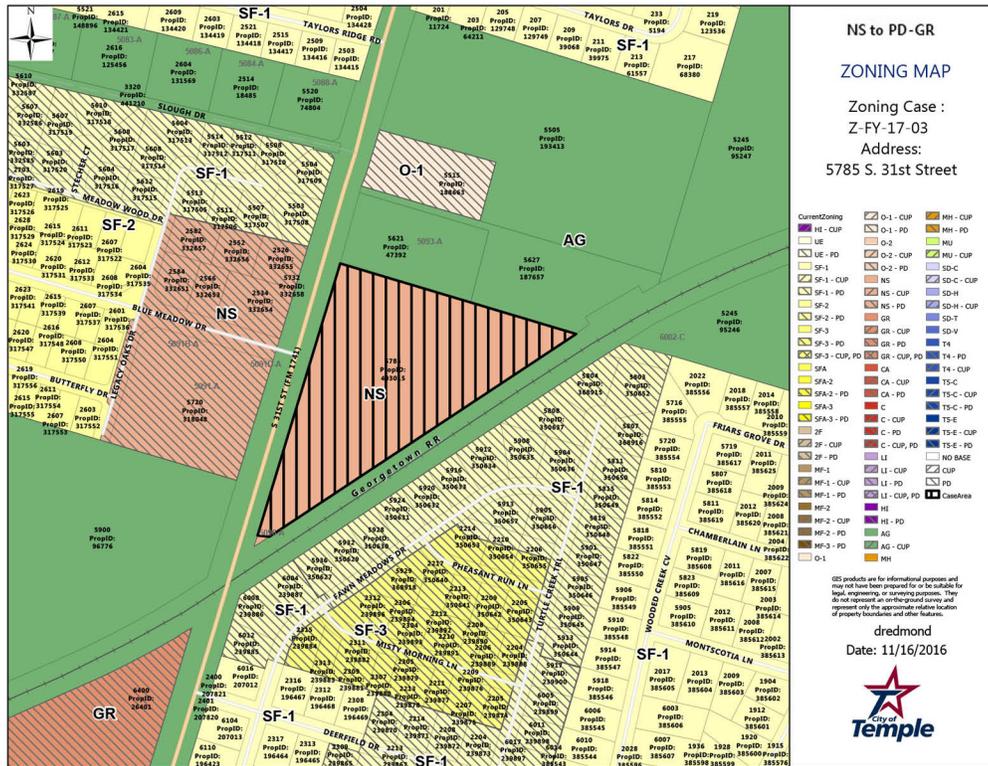
SHEET NUMBER A2.1	SHEET TITLE ELEVATIONS	DATE 1/12/2016	REVISIONS: NO. DESCRIPTION DATE	New Self Storage Facility 31st Street Self Storage 5785 S. 31st Street Temple, Texas 76502	Donald Jones Consulting 10521 Bear Creek Trail Fort Worth, Texas 76244 Tel: 817-944-3411 Contact: Donald Jones	PREPARED BY: DRAWING - NOT FOR CONSTRUCTION CITY REVIEW AND OWNER APPROVAL: MICHAEL D. MAULDIN TEXAS #00733	MAULDIN ARCHITECTS San Antonio, Texas 210-313-3197 www.MauldinArchitects.com info@MauldinArchitects.com



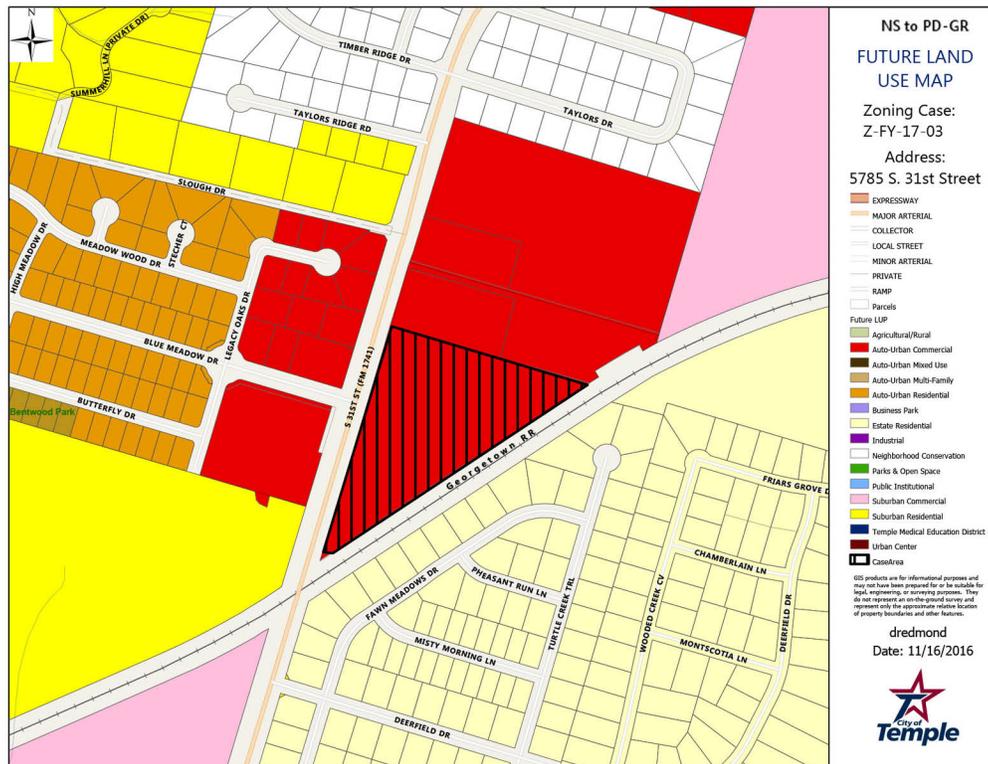
Aerial Map



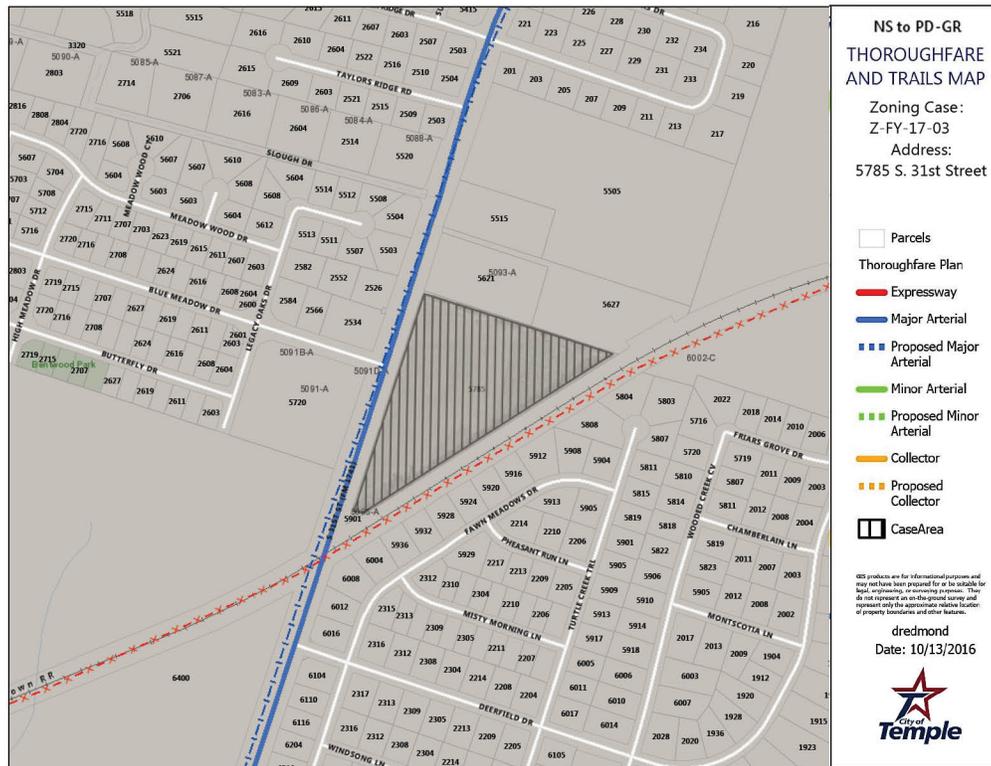
Utility Map



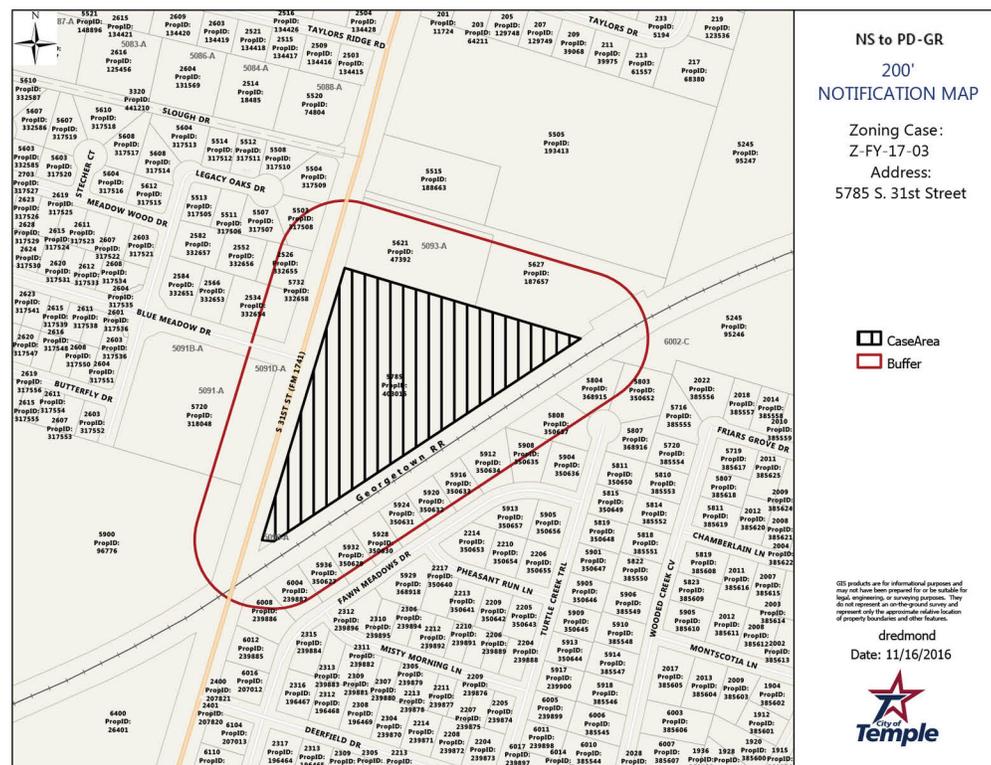
Zoning Map



Future Land Use Character Map



Thoroughfare & Trails Map



Notification Map

Use Comparison Summary Table

	Existing NS	Proposed PD-GR
Residential Uses	Group home Single-family	Planned Development - General Retail would only allow for the use of a mini-storage warehouse as defined in UDC, Section 11.2
Agricultural Uses	Farm, ranch, orchard	
Commercial Uses	none	
Education & Institutional	Museum Cemetery* Place of Worship School, business	
Industrial Uses	Laboratory medical, dental	
Office Uses	Office	
Overnight Accommodations	none	
Entertainment Uses	Alcoholic beverage sales for on premise consumption: beer & wine only less than 75% revenue from alcohol* Theater (indoor)	
Restaurant Uses	Restaurant (not drive-in)	
Retail & Service Uses	Antique shop Bank Drug store Greenhouse Food or beverage sales store without fuel	
Transportation Uses	Railroad tract ROW	
Utility & Service Uses	Radio tower	
Vehicle Service Uses	Fuel sales*	

*Conditional Use Permit required

Surrounding Properties & Uses Table

Direction	FLUM	Zoning	Current Land Use
Site	Auto-Urban Commercial	NS	vacant
North	Auto-Urban Commercial	AG	single family residential
South	Estate Residential	PD-SF1	single family residential
West	Auto-Urban Commercial	PD-NS	vacant/retail
East	Estate Residential	PD-SF1	single family residential

Comprehensive Plan Compliance 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 Sidewalk Ordinance	Yes
UDC	UDC, Section 3.4.5 Planned Development Criteria	Yes

CP = Comprehensive Plan STP = Sidewalk and Trails Plan

Non-Residential Dimensional Standards Comparison

	Existing NS	Proposed PD-GR
Minimum Lot Size	N/A	N/A
Minimum Lot Width	N/A	N/A
Minimum Lot Depth	N/A	N/A
Front Setback	15 ft	15 ft
Side Setback	10 ft	10 ft
Side Setback (corner)	10 ft	10 ft
Rear Setback	0*	0*
Max Building Height	2.5 stories	3

N/A = use permitted but standard does not apply

ALH = any legal height not prohibited by other laws

* = See Section 4.4 Measurements & Special Cases

Returned Property Owner Letter - Cox



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

COX, PAUL H ETUX AMY B
6004 FAWN MEADOWS DR
TEMPLE, TX 76502-7902

Zoning Application Number: Z-FY-17-03 **Case Manager:** Dessie Redmond

Location: 5785 South 31st Street, Temple, Texas

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:

Security and outdoor lighting be minimal from
residential backyards
No outside storage of RV's, vehicles, Boats all storage be
inside & closed

 Paul & Amy Cox
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, dredmond@templetx.gov, or mail or hand-deliver this comment form to the address below, no later than **December 6, 2016**.

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

RECEIVED
NOV 28 2016
City of Temple
Planning & Development

Number of Notices Mailed: 25

Date Mailed: November 23, 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 - Nix



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

NIX, JOHN DAVID
2526 BLUE MEADOW DR
TEMPLE, TX 76502-7924

RECEIVED
NOV 28 2016
THE PROPERTY AGENCY

Zoning Application Number: Z-FY-17-03

Case Manager: Dessie Redmond

Location: 5785 South 31st Street, Temple, Texas

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

After reading entire document, and seeing mini-storage facility, I would be against any change in zoning. The investment of business and individuals would be hurt. The long term plan for development of our area would be hurt.

David Nix

Signature

David Nix

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 December 6, 2016.

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

Number of Notices Mailed: 25

Date Mailed: November 23, 2016

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



NOTICE OF PUBLIC HEARINGS
CONSIDERATION OF A REZONING
PLANNING AND ZONING COMMISSION MEETING

The Temple Planning and Zoning Commission will hold a public hearing in the City Council Chambers on the 2nd floor of the Municipal Building, 2 North Main Street, Temple, Texas 76501, on the Tuesday, the 6th day of December, 2016 at 5:30 p.m., for the purpose of considering the following change to the City of Temple's Official Zoning District Map:

Hold a public hearing to discuss and recommend action on a rezoning from Neighborhood Services (NS) to Planned Development-General Retail (PD-GR) on 7.35 +/- acres, proposed for a non-residential subdivision for a mini-storage facility.

Zoning Application No. **Z-FY-17-03**

Applicant: **Joshua Valenta on behalf of Trey Pike**

Lot 1, Block 1, RVOS Addition (non-residential subdivision)

(legal description)

5785 South 31st Street, Temple, Texas

(address or physical location)

This item is tentatively scheduled for a City Council public hearing (first reading) on January 5, 2017, in the Council Chambers on the 2nd floor of the Municipal Building at 5:00 p.m. The City Council will make its decision on the second reading of this request. The second reading of City Council is tentatively scheduled for January 19, 2017. If you plan to attend the public hearings, please call (254) 298-5668 to verify meeting dates.

The Planning and Zoning Commission and City Council welcome your comments on this matter and will consider them in their deliberations. If you cannot be present at the public hearings, but desire to comment on this matter, or desire information on the proposed zoning change, please contact the City Planning Department, Suite 102, 1st Floor, Municipal Building, or by calling (254) 298-5668. When calling, please refer to the zoning application number shown above.

Special Accommodations: Persons with disabilities who have special communication or accommodation needs and desire to attend the meetings should notify City Staff by mail or telephone 48 hours prior to the meetings.

For more detailed information on this case, please go to www.templetx.gov/planning, on the left side of the page select Boards, then select Planning and Zoning Commission Packet. The packet is updated on the website the Thursday afternoon prior to the next scheduled P&Z meeting. P&Z Commission meets on the first and third Monday of each month.

Returned Property Owner Letter - Kiella



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

KIELLA FAMILY LTD
PO BOX 1344
TEMPLE, TX 76503-1344

Zoning Application Number: Z-FY-17-03 **Case Manager:** Dessie Redmond

Location: 5785 South 31st Street, Temple, Texas

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: Do not want Mini Warehouses, NS
is the correct zoning for this parcel.


Signature

John Kiella
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 **December 6, 2016**.

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

Number of Notices Mailed: 25 Date Mailed: November 23, 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 - Prinzing



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

PRINZING, DOROTHY M
5243 S 31ST ST
TEMPLE, TX 76502-3514

Zoning Application Number: Z-FY-17-03

Case Manager: Dessie Redmond

Location: 5785 South 31st Street, Temple, Texas

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: not conducive to a residential neighborhood

Dorothy M Prinzing
Signature

DOROTHY M PRINZING
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 **December 6, 2016**.

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

Number of Notices Mailed: 25

Date Mailed: November 23, 2016

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

RECEIVED

DEC - 1 2016

City of Temple
Planning & Development

Returned Property Owner Letter - Richter



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

RICHTER, JESSICA ETVIR RENE
5936 FAWN MEADOWS DR
TEMPLE, TX 76502

Zoning Application Number: Z-FY-17-03

Case Manager: Dessie Redmond

Location: 5785 South 31st Street, Temple, Texas

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:

*We have 4 storage units within a 5 minute drive from this location there is limited need for another one. This location is visited by hundreds of people every spring due to the abundance of Bluebonnets that bloom here.
③ When my wife & I bought our house they don't sell us were looking for a property that was zoned for residential use. We don't want a storage unit in our backyard.*

[Handwritten Signature]
Signature

Nene Richter
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 **December 6, 2016**.

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

Number of Notices Mailed: 25

Date Mailed: November 23, 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 - Raub



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

RAUB, JOSEPH R ETUX SYLVIA SIMOUNET
2122 BIRDCREEK DR
TEMPLE, TX 76502-1020

Zoning Application Number: Z-FY-17-03

Case Manager: Dessie Redmond

Location: 5785 South 31st Street, Temple, Texas

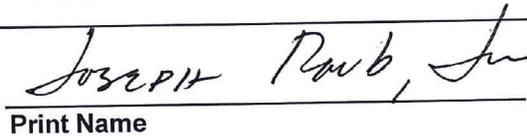
The proposed rezoning is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice,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

I agree

disagree with this request

Comments:


Signature


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 **December 6, 2016**.

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

Number of Notices Mailed: 25

Date Mailed: November 23, 2016

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

RECEIVED

DEC - 2 2016

City of Temple
Planning & Development

Dessie Redmond

From: Gary Goins <g6518@icloud.com>
Sent: Friday, December 02, 2016 9:39 AM
To: Dessie Redmond
Subject: Zoning

I like to have my input on the rezoning by Deerfield estates my name is Gary goins I live at 6008 fawnmeadows dr I like to object to the mini storage units that is propose are crime rate has increase and I think with mini storage units there it will increase more crime because it will make are values of our homes decrease thank you

Sent from my iPhone

Returned Property Owner Letter - Bentwood Professional
Property Owners Association

BENTWOOD PROFESSIONAL PROPERTY OWNERS ASSOCIATION

2566 Blue Meadow Drive

Temple, TX 76502

12-01-2016

On behalf of the Bentwood Professional Property Owners Association, I would like to express my disagreement with the proposed rezoning request number Z-FY-17-03.

The Bentwood Professional Property Owners Association is comprised of six offices located directly across the street from the proposed rezoning site. The office park, and the individual offices, were developed with great insight from the City of Temple, its P&Z board, and community input. As a result, you have a model office park this community can be proud of.

South 31st street, from FM 93, is a gateway into our community. The City as well as developers has been very conscious of the development of this gateway. The proposed zoning change, in our opinion, would deter from the gateway both now and in the future.

We would greatly appreciate the P&Z Commission declining this request for rezoning.

Respectfully Submitted,

Marty Kent
President
Bentwood Professional Property Owners Association





PLANNING AND ZONING COMMISSION AGENDA ITEM

12/06/16
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-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 09/19/16 Pending Revisions	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.	DRC TBD 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.	2 nd DRC 9/19/16 Pending Revisions	Clark & Fuller	Tammy
P-FY-16-48 - 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 mylars for administrative approval	All County Surveying	Mark

Future Commission Projects	Status	Applicant	Project Mgr.
<p>P-FY-16-50 - 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>P-FY-16-54 - 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 & Fuller</p>	<p>Dessie</p>
<p>P-FY-16-55 - 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>P-FY-16-56 - 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>P-FY-16-57 - 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 Released for recordation</p>	<p>1519 Surveying</p>	<p>Mark</p>
<p>P-FY-17-01 - Consider and take action on a final Stantec plat, 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; 2nd reading on Dec 15</p>	<p>Jason Link on behalf of Robert Kasberg</p>	<p>Dessie</p>

Future Commission Projects	Status	Applicant	Project Mgr.
<p>P-FY-17-02 - 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>P-FY-17-03 - 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>P-FY-17-04 - 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>P-FY-17-05 - 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>
<p>P-FY-17-06 - 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.</p>	<p>DRC 11/23/16 Awaiting response to Post-DRC comments</p>	<p>Pacheco-Koch</p>	<p>Mark</p>

Future Commission Projects	Status	Applicant	Project Mgr.
P-FY-17-07 - Consider and take action on the Amending Plat of Tanglewood Amending Plat #1, a 0.688 +/- acres, 1-lot, 1-block, residential subdivision, situated in the R.P. Forbes Survey, Abstract No. 313, Bell County, Texas, located at 16047 Salado Drive, Temple, Texas.	DRC 12/08/16	All County Surveying	Mark
P-FY-17-08 - Consider and take action on the Final Plat of Westfield Development Phase XI, a 22.858 +/- acres, 100-lot, 4-block, residential subdivision, situated in the Baldwin Robertson Survey, Abstract No. 17, Bell County, Texas, located at the northeast corner of the intersection of Stonehollow Drive and Westfield Boulevard.	DRC 12/08/16	Kiella Development	Dessie
P-FY-17-09 - Consider and take action on the Final Plat of Tennessee Valley, a 17.652 +/- acres, 27-lot, 2-block, residential subdivision, situated in the S.P. Terry Survey, Abstract No. 812, Bell County, Texas, located at 13130 FM 2305.	DRC 12/08/16	Cory Herring on behalf of Brad Dusek	Dessie
P-FY-17-10 - Consider and take action on the Final Plat of Professional Holdings Addition, a 0.916 +/- acres, 1-lot, 1-block, non-residential subdivision, of Park Terrace Development, located at 2201 Southwest H.K. Dodgen Loop.	DRC 12/08/16	Advanced Surveying & Mapping	Dessie
Z-FY-17-05 - Hold a public hearing to discuss and recommend action on a rezoning from Agricultural (AG) to Planned Development-Urban Estates (PD-UE) on 15.662 +/- acres, 40-lots, 1-block, residential subdivision, situated in the Nancy Chance Survey, Abstract No., 5, located at 6352 Jupiter Drive.	PZC 12/19/16	Turley Associates	Tammy
Z-FY-17-06 - Hold a public hearing to discuss and recommend action on a rezoning from Commercial (C) to Multi-Family Two (MF-2), Lots 1-6, Pt. 7, Eastern Hills Subdivision, located at 1009 East Houston Avenue.	PZC 12/19/16	Brad Dusek	Dessie
A-FY-16-10 - Hold a public hearing to consider an Ordinance abandoning a 20 foot wide alley (undeveloped), on Lot 1 and Lot 2, Block 3 of Keaton Addition, 905, 906 and 910 North 31st Street, more fully shown in the attached exhibit.	City Council TBD	Wes Teeters	Dessie

City Council Final Decisions	Status
<p>P-FY-16-58 –</p> <p>(A) 2016-8440-R: Approving 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;</p> <p>(B) 2016-8441-R: Abandoning easements and service alley right-of-way originally dedicated in the Temple Bioscience Park Subdivision and Temple Bioscience Park Subdivision, Phase II plats; and</p> <p>(C) 2016-8442-R: Dedicating a 25-foot wide utility easement and a 70-foot wide access easement to the City of Temple.</p>	<p>APPROVED on November 17, 2016</p>
<p>2016-8439-R: Consider adopting a resolution authorizing approval of naming a newly constructed connection between McLane and Research Parkways as “Corporate Way,” in the city of Temple, Bell County, Texas.</p>	<p>APPROVED on November 17, 2016</p>

P&Z COMMISSION ATTENDANCE

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

	July 5	July 18	Aug 1	Aug 15	Sept 6	Sept 19	Oct 3	Oct 17	Nov 7	Nov 21	Dec 6	Dec 19	P	A
Lydia Alaniz	P	P	A	P	P	P	P	P	P	P			21	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	P			19	3
David Jones	P	A	P	P	P	P	A	P	P	A			16	6
Greg Rhoads	P	A	P	P	P	P	P	P	P	P			18	4
Will Sears	A	P	A	P	P								11	6
Lester Fettig	P	P	A	P	A	P	P	P	P	P			19	3
Jeremy Langley		P	P	P	P	P	A	A	P	P			7	2
Bryant Ward						P	P	A	P	P			4	1
Lee Armstrong						P	P	P	P	A			4	1
Derek Marshall										P			1	

 not a P&Z Commissioner