

**PLANNING AND ZONING COMMISSION
WORK SESSION MINUTES
JULY 1, 2024
5:15 P.M.**

PLANNING AND ZONING MEMBERS PRESENT

Vice-Chair McBride

Branan Walker
Ryan Smith
Daniel Jeanes

Patrick Carney
Judy Morales

STAFF PRESENT:

Kyle Nuttall, Assistant City Attorney
Kathie Gover, Executive Support Coordinator
Jason Deckman – Transportation Planner
Shelby Smith – Planner (Virtual)
Richard Wilson, P.E. – City Engineer
Kelly Atkinson – Assistant Director of Planning & Development
Cheryl Maxwell – Sr. Planner
Kristina Strickland – Senior Neighborhood Planner
TaNicia Wydermyre – Planning Technician

The agenda for this meeting was posted on the bulletin board at the Municipal Building, June 27, 2024, at 3:57 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.

Vice-Chair McBride opened the work session at 5:15 p.m.

Vice-Chair McBride opened the meeting for public comments.

With no speakers, the public comment section was closed, and Vice-Chair McBride turned the meeting over to Assistant Planning Director Kelly Atkinson.

Assistant Director Atkinson reviewed cases on the agenda.

Vice-Chair McBride assigned the pledge to Commissioner Carney and the invocation to Commissioner Morales.

Kathie Gover, Executive Support Coordinator, stated she had received one affidavit to abstain from voting on case FY-24-28-ZC from Commissioner Jirasek.

The Commissioners affirmed that no additional affidavits needed to be submitted.

There being no further business, the meeting was adjourned at 5:20 p.m.

Respectfully submitted,

TaNicia Wydermyre

Approved by: _____ Date: _____
Planning Commission Chairman

Attest: _____ Date: _____
Planning Staff

**PLANNING AND ZONING COMMISSION
REGULAR SESSION MINUTES
JULY 1, 2024
5:30 P.M.**

PLANNING AND ZONING MEMBERS PRESENT

Vice-Chair McBride
Judy Morales Patrick Carney
Ryan Smith Branan Walker
Daniel Jeanes

STAFF PRESENT:

Kyle Nuttall, Assistant City Attorney
Kathie Gover, Executive Support Coordinator
Jason Deckman, Transportation Planner
Shelby Smith – Planner (Virtual)
Richard Wilson P.E. – City Engineer
Kelly Atkinson – Assistant Director of Planning & Development
Cheryl Maxwell – Senior Planner
Kristina Strickland – Senior Neighborhood Planner
TaNicia Wydermyre – Planning Technician

The agenda for this meeting was posted on the bulletin board at the Municipal Building, June 27, 2024, at 4:02 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.

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

The Planning and Zoning Commission members present at roll call were: Vice-Chair McBride, Judy Morales, Patrick Carney, Branan Walker, Daniel Jeanes and Ryan Smith.

Chair Marshall and Commissioners Krause and Jirasek were absent.

An in-person quorum was present.

Invocation by Commissioner Morales; Pledge of Allegiance by Commissioner Carney.

Confirm Meeting Agenda Items

All agenda items were approved by unanimous consent.

Public Comments

Vice-Chair McBride opened the meeting for public comments.

With no comments, the public comment section was closed.

Consent Agenda

Commissioner Morales made a motion to approve the June 17, 2024, meeting minutes, Commissioner Smith made a second.

Motion passed: (6:0)

REGULAR AGENDA

ACTION ITEMS

Item 5: FY-24-28-ZC – Consider recommending adopting an ordinance authorizing rezoning from Agricultural (AG) to Planned Development (PD) with a base zoning Single-Family-1 (SF-1) being at least 35%, and no more than 25% Multi-Family-2 (MF-2), 15% General Retail (GR) and 25% Single-Family Attached-3 (SFA-3) on 123.381 +/- acres, located in the Maximo Moreno Survey, Abstract No. 14 in the City of Temple, TX, addressed as 1301 FM 93.

The case was presented by Principal Planner Cheryl Maxwell.

The case will go to City Council for 1st reading on July 18, 2024; and 2nd reading on August 1, 2024.

The following topics were reviewed:

- Vicinity & Aerial Map
- Current Zoning Map
- Site Photos
- Property Background
- Use Comparison Table – AG, SF1, SFA3, MF2 & GR
- Surrounding Property & Uses
- Dimensional Standards
- Trip Generation Estimates, Traffic Volume, Crash Analysis
- PD Criteria and Compliance Summary
- Compliance Summary
- Notification of Rezoning

Staff recommended approval of rezoning from Agricultural (AG) to Planned Development (Single-Family Dwelling -1) PD(SF1) subject to the following conditions:

1. Use allocation as follows: Min 35% SF1, Max 25% SFA3, Max 25% MF2, Max 15% GR.
2. In MF2 section, height limited to 2 stories if within 75 ft of existing or future SF lot.
3. MF use allowed in GR section per MF2 standards; MF use cannot exceed 25%.
4. Compliance with site/development plan. No PZC/CC approval for SF1 or SFA3 sections. Detailed site plan approval by PZC/CC required for MF2 & GR sections.
5. Min 6 ft sidewalk required along FM 93; min 5' sidewalk on both sides of internal collector streets or 10 ft SUP on one side.
6. Alignment of collector streets and min 10 ft greenway trail to be finalized with plat.
7. No residential driveways allowed on collector streets.
8. Compliance with entrance/access design standards. For dwelling units over 300, must provide one standard entrance for every 75 du, or one alternate design entrance for every 150 du. Total number of du shall not exceed 600.
9. FM 93 access contingent on TxDOT approval.
10. Hartrick Bluff Rd access contingent on developer acquisition of private property and CIP improvements.
11. Development of property contingent upon provision of adequate water supply.
12. Min 20 ft wide tree preservation buffer required adjacent to existing residential use.
13. Landscaping per UDC 7.4; plus SF lots must have turf/sod and min one tree in front yard; preservation of existing trees/vegetation encouraged.
14. Plat required prior to development.

Vice-Chair McBride opened the public hearing.

The following Temple residents addressed the Commission:

- Kimberly Vaughn
- Charles Kohl
- Randy Ramsey
- Shaffin Wegener
- Chris Hodges
- Colonel Jim Brady
- Kayla Landeros
- Calvin Ruhnke
- Melissa Kelso
- Ed Whittle
- Robert Adair
- Steven Thompson
- David Haveman

Applicants Mikhail Pritsker and Viacheslav Davidenko addressed the Commission.

The applicant's engineer Kendell Wimberly of Turley and Associates of Temple, TX, answered questions about the proposed project.

City Engineer Richard Wilson also answered questions about the proposed project.

With no additional speakers, Vice-Chair McBride closed the public hearing and entertained a motion.

Vice-Chair McBride made a motion to recommend disapproval of **Item 5: FY-24-28-ZC** to City Council, Commissioner Jeanes made a second.

Motion passed: (6:0)

Case Manager Maxwell and Assistant City Attorney Nuttall noted that the case can still move forward to City Council on July 18th unless the applicant withdraws the request.

Item 6: FY-24-1-WAV – Consider and recommend action on a developer requested exception for a reduction in park fee per UDC Section 8.3.2.C for a 15.413 +/- acre, multi-family community known as The Hudson at the Crossroad District, described as The Crossroad District Phase I, Block 1, Lot 40, in the City of Temple, TX, addressed as 6611 Abode Ave.

The case was presented by Cheryl Maxwell.

The case will go to City Council for a single reading on July 18, 2024.

The following topics were reviewed:

- Vicinity & Aerial Map
- Property Background
- Proposed Amenities
- Park Fees

Staff recommended approval of the request for 50% reduction in park fee to \$29,812.50 based on proposed amenities.

Applicant Drew Gray with Stellar Development Company in Lubbock, TX, gave a presentation on The Hudson at the Crossroad District project.

There were no questions or comments.

Vice-Chair McBride entertained a motion.

Commissioner Carney made a motion to recommend approval of **Item 6: FY-24-1-WAV** to City Council per staff recommendation, Commissioner Jeanes made a second.

Motion passed: (6:0)

Item 7: FY-24-34-PLT – Consider and take action on the Final Plat of Hillside Village Phase III, a 17.446 +/- acre, 94-lot, 6-block, residential subdivision, being a replat of Hillside Village, Block 1, Lots 51-74, Block 3, Lots 1-20, Block 5, Lots 1-20, Block 8, Lots 13-22, located in the Maximo Moreno Survey Abstract No.14.

The case was presented by Senior Neighborhood Planner Kristina Strickland.

The Planning Commission is the final plat authority.

The following topics were reviewed:

- Vicinity Map & Aerial Map
- Property summary
- Plat
- Future Development Plan
- Throughfare Plan
- Trails Master Plan

Staff recommended approval of Hillside Village Phase III final plat.

Commissioner Morales made a motion to approve **Item 7: FY-24-34-PLT** per staff recommendation, Commissioner Smith made a second.

Motion passed: (6:0)

There being no further business, the meeting was adjourned at 7:23 p.m.

Respectfully submitted,

TaNicia Wydermyre

Approved by: _____ Date: _____
Planning Commission Chairman

Attest: _____ Date: _____
City Staff

P&Z COMMISSION ATTENDANCE

2024																
	Jan 2*	Jan 16*	Feb 5	Feb 20*	Mar 4	Mar 18	Apr 1	Apr 15	May 6	May 20	Jun 3	Jun 17	P	A	E	TOTAL
Derek Marshall	P	P	P	P	P	P	A	P	A	P	P	P	10	2	0	12
Daniel Jeanes	E	P	P	P	P	A	A	P	P	A	E	E	6	3	3	12
J.D. McBride	A	A	P	P	P	E	P	P	P	P	A	P	8	3	1	12
Becky Krause	P	E	P	P	P	E	P	P	P	A	P	P	9	1	2	12
Clint Weaver	P	P	P	P	P	P	Term Ended March 2024						6	0	0	6
Patrick Carney	P	P	P	P	A	P	E	P	A	P	P	P	10	2	0	12
Branan Walker	A	P	P	P	P	P	P	A	P	A	P	P	9	3	0	12
Judy Morales	P	P	P	P	P	P	P	P	P	P	P	P	12	0	0	12
Jeremy Jirasek	P	P	P	A	P	P	P	P	P	P	P	P	11	1	0	12
Ryan Smith	Term Started April 2024						E	P	P	A	P	P	4	1	1	6

	Jul 1	Jul 15	Aug 5	Aug 19	Sept 3*	Sept 16	Oct 7	Oct 21	Nov. 4	Nov. 18	Dec. 3*	Dec. 16	P	A	E	TOTAL
Derek Marshall	A												10	3	0	13
Daniel Jeanes	P												7	3	3	13
J.D. McBride	P												9	3	1	13
Becky Krause	E												9	1	3	13
Clint Weaver	Term Ended March 2024												6	0	0	6
Patrick Carney	P												11	2	0	13
Branan Walker	P												10	3	0	13
Judy Morales	P												13	0	0	13
Jeremy Jirasek	A												12	1	0	13