



MEETING OF THE TEMPLE CITY COUNCIL

April 17, 2025

PRESENT

Mayor Timothy Davis
Mayor Pro Tem Jessica Walker
Councilmember Zoe Grant
Councilmember Michael Pilkington

I. CALL TO ORDER

1. Invocation

Director of Transform Temple Buford Craig voiced the Invocation.

2. Pledge of Allegiance

Quinn Smith led the Pledge of Allegiance.

II. PUBLIC COMMENTS

Alan Lytle expressed his gratitude to the Solid Waste Department for their dedication to the citizens of Temple.

III. CONSENT AGENDA

All items listed under this section, Consent Agenda, are considered to be routine by the City Council and may be enacted by one motion. If discussion is desired by the Council, any item may be removed from the Consent Agenda at the request of any Councilmember and will be considered separately.

3. Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:

Moved by Jessica Walker, seconded by Zoe Grant

Approve Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

Minutes

- (A) April 3, 2025 Regular Meeting Minutes.

Moved by Jessica Walker, seconded by Zoe Grant

Approve Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

Contracts, Leases, & Bids

- (B) 2025-0107-R Consider adopting a resolution ratifying and authorizing the expenditure of additional funds for citric acid with Univar Solutions USA, Inc. of Kent, Washington in the estimated amount of \$112,856, for a total of \$210,896 in FY 2025.

Moved by Jessica Walker, seconded by Zoe Grant

Approve Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

- (C) 2025-0108-R Consider adopting a resolution authorizing the purchase of portable radios from Dailey & Wells Communications, Inc. of San Antonio in the estimated amount of \$70,826.25.

Moved by Jessica Walker, seconded by Zoe Grant

Approve Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

- (D) 2025-0109-R Consider adopting a resolution authorizing a Memorandum of Understanding between The Texas A&M Engineering Extension Service, the Sponsoring Agency of Texas Task Force 1(TX-TF1) and the City of Temple regarding the participation of Temple Fire and Rescue personnel on Texas Task Force 1 Urban Search and Rescue Team (USAR).

Moved by Jessica Walker, seconded by Zoe Grant

Approve Consider adopting a resolution approving the Consent Agenda items

and the appropriate resolutions and ordinances for each of the following:

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

- (E) 2025-0110-R Consider adopting a resolution authorizing a three-year Microsoft enterprise agreement with SHI Government Solutions, Inc. of Austin in the estimated amount of \$364,031.91 per year, for a total estimated contract value of \$1,092,095.73.

Moved by Jessica Walker, seconded by Zoe Grant

Approve Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

- (F) 2025-0111-R Consider adopting a resolution authorizing annual contracts for print collaterals with EDD Signs, LLC dba FASTSIGNS of Temple; Granite Sky Creative Group, Inc. of Mount Ulla, NC; PaperGraphics Printing of Temple; Trophies Etc. Estella Ruiz dba Custom Signs of Belton; and W Promo of Waco in the estimated total amount of \$125,000.

Moved by Jessica Walker, seconded by Zoe Grant

Approve Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

- (G) 2025-0112-R Consider adopting a resolution ratifying a four-year natural gas supply contract for the City's CNG fueling station with Mansfield Power and Gas, LLC of Dallas in the estimated amount of \$203,952.

Moved by Jessica Walker, seconded by Zoe Grant

Approve Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

- (H) 2025-0113-R Consider adopting a resolution authorizing an annual contract with HASA, Inc. of Valencia, CA for delivery of pool chemicals in the estimated annual amount of \$74,450.

Moved by Jessica Walker, seconded by Zoe Grant

Approve Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

- (I) 2025-0114-R Consider adopting a resolution authorizing a construction contract with Clark Roofing & Construction of Waco for the replacement of a metal storage building roof on the Parks & Recreation Campus in the estimated amount of \$62,390.95.

Moved by Jessica Walker, seconded by Zoe Grant

Approve Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

- (J) 2025-0115-R Consider adopting a resolution authorizing change order #1 to the construction contract with Asphalt, Inc. dba Lone Star Paving of Temple, for asphalt overlay of City streets, as part of the Annual Pavement Resurfacing Program, in the estimated amount of \$154,789.80.

Moved by Jessica Walker, seconded by Zoe Grant

Approve Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

Ordinances - Second & Final Reading

- (K) 2025-0009-O SECOND & FINAL READING – FY-25-10-ZC: Consider adopting an ordinance authorizing a rezoning request from Agricultural (AG) to General Retail (GR) on 4.90 +/- acres located in the Maximo Moreno Survey, Abstract No. 14, City of Temple, Bell County, Texas, addressed as 16803 NE H K Dodgen Loop.

Moved by Jessica Walker, seconded by Zoe Grant

Approve Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

Misc

- (L) 2025-0116-R Consider adopting a resolution authorizing the Temple Revitalization Corporation to sell 488 Green Park Drive, a 1.008-acre property located in West Temple, to CL Craig Construction, LLC, a limited liability company, for the contracted purchase price of \$96,800 plus TRC's agreed closing costs as a deduction at closing.

Moved by Jessica Walker, seconded by Zoe Grant

Approve Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

- (M) 2025-0117-R Consider adopting a resolution ratifying a grant application and authorizing the City Manager to accept funding from the National Endowment for the Arts Big Read grant program in an amount not to exceed \$18,500.

Moved by Jessica Walker, seconded by Zoe Grant

Approve Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

- (N) 2025-0118-R Consider adopting a resolution in support of House Bill 1549 (HB1549), legislation which, if passed, would enhance local and state authority to regulate sexually oriented businesses by prohibiting the sale of an obscene device by a business, unless that business is operating in accordance with Texas Business and Commerce Code, Chapter 102.

Moved by Michael Pilkington, seconded by Jessica Walker

Approve Consider adopting a resolution in support of House Bill 1549 (HB1549), legislation which, if passed, would enhance local and state authority to regulate sexually oriented businesses by prohibiting the sale of an obscene device by a business, unless that business is operating in accordance with Texas Business and Commerce Code, Chapter 102.

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

Rep Hillary Hickland was in attendance and commended the City for their collaboration and support of HB 1549.

- (O) 2025-0119-R Consider adopting a resolution authorizing budget amendments for fiscal year 2024-2025.

Moved by Jessica Walker, seconded by Zoe Grant

Approve Consider adopting a resolution approving the Consent Agenda items and the appropriate resolutions and ordinances for each of the following:

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

IV. REGULAR AGENDA

Ordinances

4. 2025-0008-O SECOND & FINAL READING – FY-25-3-ZC: Consider adopting an ordinance authorizing a rezoning and a binding site development plan request from Agricultural (AG) to Planned Development Commercial (PD-C) on 5.358 +/- acres, 1-lot,

1-block, non-residential subdivision situated in the William Hadden Survey, Abstract No. 392, City of Temple, Bell County, Texas, addressed as 5642 Pegasus Drive.

Moved by Michael Pilkington, seconded by Jessica Walker

Approve SECOND & FINAL READING – FY-25-3-ZC: Consider adopting an ordinance authorizing a rezoning and a binding site development plan request from Agricultural (AG) to Planned Development Commercial (PD-C) on 5.358 +/- acres, 1-lot, 1-block, non-residential subdivision situated in the William Hadden Survey, Abstract No. 392, City of Temple, Bell County, Texas, addressed as 5642 Pegasus Drive.

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

Director of Planning and Development Brian Chandle presented an overview of the revised conditions to include the following:

- Substantial compliance with the building footprint, lot layout, and elevations depicted by the Site Plan attached as Exhibit A;
- Buffering screening for neighboring Agricultural (AG) zoned property is required and must comply with design standards provided in UDC 7.7.4.B Buffering;
- Buffering screening for neighboring residential is required. Per UDC 5.3.35 Warehouse Office, warehouse office requires a minimum of 20-foot landscape buffer from any adjacent properties with residential uses; Applicant has agreed to install an 8' tall pre-cast concrete wall/fence at this location in lieu of trees and shrubs, which must be constructed by the time buildings #1, #2, #3, #4 and #7 are constructed or within 3 years of the date that the 1st building permit is issued, whichever occurs first.
- Site development compliance with UDC 7.1 Performance Standards; and
- Outdoor storage will not be permitted in alignment with the UDC definition of warehouse office;
- A minimum of two distinct exterior materials are required on all façades;
- The development shall also be subject to all applicable building and fire code requirements prior to obtaining permits for construction; and
- Parts assembly is an allowed use in this planned development;
- Developer will be required to either 1) coordinate with their Engineering team and the City Engineer's Office to provide concrete improvements to Pegasus Drive to address the impact of warehouse vehicles for turns, heavy loads, and public safety OR 2) Developer will be required to provide an Engineering Study to address concrete improvements, evaluate driveway entrance design for warehouse vehicles, and must implement the Study's recommendations;
- The City's Planning Director may be authorized to approve minor modifications to the Site Plan.
- Significant deviations from the site plan, conceptual layout, and/or elevations shall require formal approval to amend this ordinance.

5. 2025-0010-O SECOND READING – PUBLIC HEARING: Consider adopting an ordinance amending the classifications of certified Police Officers.

Moved by Zoe Grant, seconded by Jessica Walker

Approve SECOND READING – PUBLIC HEARING: Consider adopting an ordinance amending the classifications of certified Police Officers.

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

Mayor Davis opened the Public Hearing. There being no comments or questions, the Public Hearing was closed.

6. 2025-0011-O FIRST READING – PUBLIC HEARING – FY-24-34-ZC: Consider adopting an ordinance approving a rezoning request from General Retail (GR) and Single-Family (SF-1) to General Retail (GR) and Single-Family (SF-1) on 1.6938 +/- acres, situated in the Maximo Moreno Survey, Abstract No. 14, City of Temple, Bell County, Texas, addressed as 1818 N 3rd Street.

Moved by Jessica Walker, seconded by Zoe Grant

Approve FIRST READING – PUBLIC HEARING – FY-24-34-ZC: Consider adopting an ordinance approving a rezoning request from General Retail (GR) and Single-Family (SF-1) to Neighborhood Service (NS) and Single-Family (SF-1) on 1.6938 +/- acres, situated in the Maximo Moreno Survey, Abstract No. 14, City of Temple, Bell County, Texas, addressed as 1818 N 3rd Street.

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

Director of Planning and Development Brian Chandler presented this item and stated this property is located on 3rd Street between Shell Ave and Royal Ave. The owner intends to subdivide the property into one residential lot and one non-residential lot. While the current zoning is SF-1/GR and the new zoning is the same, this change is intended to realign the zoning lines for replating and development purposes. A portion of the property lies within the 1st and 3rd Street overlay and will be subject to the overlay callouts in the UDC. This zoning change request is in line with the overlay. Mr. Chandler stated on April 7th, the Planning and Zoning Commission recommended approval of the proposed zoning realignment. However, upon further consideration, an opportunity was identified to better align the parcel with a more compatible zoning designation—Neighborhood Service (NS) rather than General Retail (GR)—to better suit the adjacent residential areas and neighboring school. The applicant was contacted by staff and is in agreement with the proposed change. Mr. Chandler stated 17 notices were mailed to surrounding property owners and as of this meeting, no responses were returned. Mr. Chandler stated on April 7th, 2025 the Planning and Zoning Commission met and reviewed this item and recommended approval of the proposed rezoning to General Retail (GR) and Single Family (SF-1) by a vote of 9 to 0. Mr. Chandler stated Staff recommends approval of a modified rezoning from General Retail (GR) and Single Family (SF-1) to Neighborhood Service (NS) and Single Family (SF-1) rather than rezoning to General Retail (GR) and Single Family (SF-1) as described in the application.

Mayor Davis opened the Public Hearing. There being no comments or questions, the Public Hearing was closed.

7. 2025-0012-O FIRST READING – PUBLIC HEARING – FY-25-8-ZC: Consider adopting an ordinance authorizing a rezoning and a binding site development plan from Agricultural District (AG) to Planned Development General Retail (PD-GR) on 122.152 +/- acres located in the William Gilmore Survey, Abstract No. 339, City of Temple, Bell County, Texas, addressed as 6250 and 6576 Pegasus Drive.

Moved by Michael Pilkington, seconded by Zoe Grant

Approve FIRST READING – PUBLIC HEARING – FY-25-8-ZC: Consider adopting an

ordinance authorizing a rezoning and a binding site development plan from Agricultural District (AG) to Planned Development General Retail (PD-GR) on 122.152 +/- acres located in the William Gilmore Survey, Abstract No. 339, City of Temple, Bell County, Texas, addressed as 6250 and 6576 Pegasus Drive and directed Staff to work with the Tax Increment Financing Reinvestment Zone to prioritize improvements to Pegasus Drive.

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

Director of Planning and Development Brian Chandler presented this item and stated the applicant and city are preparing an Economic Development Agreement regarding the development of this property. This site is part of a larger development plan that extends to Brewster Road and includes an additional 270 acres rezoned in 2022 for a mixture of single family and multi-family use. Three tracts are proposed for this rezoning: Tract 1 comprises 59.382 acres; Tract 2, 8.627 acres; and Tract 3, 54.143 acres. Tract 1 is currently under a contract to purchase, whereas Tracts 2 and 3 are planned to be conveyed to the City to be marketed/developed at a later date. A mixed-use development is proposed with detached single-family homes, townhomes, multi-family, and retail use which also includes office and neighborhood services. Mr. Chandler stated these uses are all allowed in the General Retail base zoning district except for multi-family. Therefore, PD zoning is proposed and will include multi-family as an allowed use only on Tract 1, per Multi-Family 2 (MF2) zoning district standards. MF2 allows a maximum height of four stories and density up to 20 dwelling units/acre. Two proposed locations for the multi-family use are shown on the site/development plan, one as multi-family and one as townhomes in a cottage style development with several dwellings on one lot. These two areas comprise roughly 27 acres, or 45% of Tract 1. This would allow a maximum of 540 dwelling units on Tract 1. However, the cottage style development would result in a lower density. Approximately 30% of Tract 1 is proposed for retail use with 20% for single family. Tract 2 is proposed for retail use. Tract 3 proposes a mix of retail, townhomes, and single family as shown on the site/development plan. Mr. Chandler stated this property has frontage along Pegasus Drive and Moores Mill Road. Pegasus Drive is designated as a Community Collector on the City's Thoroughfare Plan. The width and condition of these two streets will be evaluated with the subdivision plat. The Thoroughfare Plan also shows the North Outer Loop Ph III Capital Improvement Program project as a Major Arterial running East/West and bisecting this property. This project includes a 4-lane boulevard section and a bridge over the BNSF railroad. A Future Community Collector street running North/South bisects this property and ties into the new North Outer Loop. The site/development plan includes the two new roadways. Mr. Chandler stated 33 notices were mailed to the surrounding property owners and as of this meeting, 4 responses in favor representing 6 properties were received and 4 in opposition representing 7 property owners were received. Mr. Chandler stated on April 7, 2025 the Planning and Zoning Commission met and reviewed this item and recommended approval by a vote of 5 to 4. Mr. Chandler stated Staff recommends approval of the requested rezoning and site/development plan subject to the conditions below:

1. The use and development of the property shall conform to the General Retail Zoning District standards except as follows:
 - a. Multi-Family Use allowed only on Tract 1 per MF2 District standards. This use may include multiple single-family homes in a cottage style development situated on one lot.
 - b. Detached Single Family homes on individual lots may observe minimum lot width of

- 45 ft. with 40 ft. width allowed on cul-de-sacs or knuckles, measured at the front yard setback line. Minimum 15 ft. front yard setback required.
- c. Duplex use is prohibited.
2. Screening/buffering required per UDC 7.7.4.
 3. Minimum 5' wide sidewalk required along Pegasus Rd and Future Community Collector street bisecting the property. Minimum 6' wide sidewalk required along north side of Outer Loop North. Minimum 5' wide sidewalk required along Moores Mill Rd.
 4. Landscaping required per UDC Section 7.4
 5. Development shall comply with Residential Subdivision Entrance/Access Design Standards. An enhanced entrance shall be provided for each additional 150 dwelling units over 300.
 6. A subdivision plat is required prior to site development.
 7. Substantial compliance with site/development plan. Minor revisions may be approved by the Planning Director; major revisions require PZC/CC approval.
 8. For residential uses other than multi-family, a minimum of one tree per dwelling unit shall be provided in the front yard with a minimum two-inch DBH at the time of planting.

Mayor Davis opened the Public Hearing. Alan Lytle, Robert Smith, Lorine Bauer Pitts and Angie Davis voiced concerns regarding current road conditions and further deterioration due to the construction, traffic, water supply, impacts to Troy ISD, security, solid waste collection and density. BJ Little spoke on behalf of the developer and stated sections 2 and 3 that front Moores Mill and Pegasus will be retained by the City and there are currently no plans for these properties to be developed. Thomas Baird stated he intends to retain the same quality and standards for his property. City Manager Brynn Myers stated this area is serviced by both Pendleton and the City so it we be up to the property owner who provides water service. Mrs. Myers also stated it would be appropriate to direct Staff to work with Reinvestment Zone as part of its capital improvement projects to prioritize improvements to Pegasus. Mayor Davis addresses trash concerns and stated the City is currently underway to address this issue.

8. 2025-0013-O FIRST READING – PUBLIC HEARING - FY-25-4-AB: Consider adopting an ordinance authorizing the release of a 649 +/- square foot right-of-way being a portion of Jack White Street at its eastern terminus.

Moved by Jessica Walker, seconded by Zoe Grant

Approve FIRST READING – PUBLIC HEARING - FY-25-4-AB: Consider adopting an ordinance authorizing the release of a 649 +/- square foot right-of-way being a portion of Jack White Street at its eastern terminus.

For: 4 – Timothy Davis, Jessica Walker, Zoe Grant, Michael Pilkington

Against: 0 – **Final Result:** Pass

Assistant City Attorney Kyle Nutall presented this item and stated the applicant, JJA Properties LP, requests abandonment of approximately 649 square feet of right-of-way at the eastern terminus of Jack White Street. This area represents an approximately 6-foot-wide sliver of Jack White Street that remained after a previous abandonment, closing Jack White Street as a through street between North General Bruce Drive and 31st Street, missed this area in its legal description. Abandonment of this section will allow it to be included in the development of the property surrounding it on the north, east, and south sides of the sliver of ROW. Mr. Nuttall stated a broker's opinion of value

was obtained determining value of this ROW at a rate of \$1.49 per square foot. Applicant will be purchasing the 649 square feet proposed for abandonment at a total value of \$967.01. Mr. Nuttall stated Staff has contacted all public and private service providers, including the Public Works Department, and confirmed that the easements may be released.

Mayor Davis opened the Public Hearing. There being no comments or questions, the Public Hearing was closed.

A handwritten signature in blue ink that reads "Timothy A. Davis". The signature is fluid and cursive, with the first name being more prominent.

Timothy A. Davis, Mayor

ATTEST:

A handwritten signature in blue ink that reads "Jana Lewellen". The signature is cursive and elegant, with the first name being more prominent.

Jana Lewellen, City Secretary, TRMC, CMC