

**PLANNING AND ZONING COMMISSION  
WORK SESSION MINUTES  
JULY 15, 2024  
5:00 P.M.**

**PLANNING AND ZONING MEMBERS PRESENT**

Chair Marshall

Branan Walker

Ryan Smith

Daniel Jeanes

Vice-Chair McBride

Judy Morales

Becky Krause

**STAFF PRESENT:**

Christina Demirs, 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

TaNicia Wydermyre – Planning Technician

Tiffany Harrison – Permit Technician

**The agenda for this meeting was posted on the bulletin board at the Municipal Building, July 12, 2024, at 4:16 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 Marshall opened the work session at 5:00 p.m.

Chair Marshall opened the meeting for public comments.

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

Assistant Director Atkinson reviewed the cases on the agenda.

Chair Marshall read in item 3 on the workshop agenda.

City Engineer Richard Wilson. P.E., provided a presentation on wastewater improvements along SH 317.

Chair Marshall assigned the pledge to Vice-Chair McBride and the invocation to Commissioner Krause.

Kathie Gover, Executive Support Coordinator, stated she had received no affidavits to abstain from voting on any cases.

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 15, 2024  
5:30 P.M.**

**PLANNING AND ZONING MEMBERS PRESENT**

Chair Marshall	
Judy Morales	Vice-Chair McBride
Ryan Smith	Branan Walker
Daniel Jeanes	Becky Krause

**STAFF PRESENT:**

Christina Demirs, 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  
TaNicia Wydermyre – Planning Technician  
Tiffany Harrison – Permit Technician

**The agenda for this meeting was posted on the bulletin board at the Municipal Building, July 12, 2024, at 4:15 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 Marshall called the Meeting to Order at 5:30 P.M.

The Planning and Zoning Commission members present at roll call were: Chair Marshall, Vice-Chair McBride, Judy Morales, , Becky Krause, Branana Walker, Daniel Jeanes and Ryan Smith.

Chair Marshall and Commissioners Carney and Jirasek were absent.

An in-person quorum was present.

Invocation by Commissioner Krause; Pledge of Allegiance by Vice-Chair McBride.

### **Confirm Meeting Agenda Items**

All agenda items were approved by unanimous consent.

### **Public Comments**

Chair Marshall 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 items 4 & 5 on the consent agenda, Commissioner Jeanes made a second.

*Motion passed: (7:0)*

### **REGULAR AGENDA**

#### **ACTION ITEMS**

**Item 6: FY-24-29-ZC** – Hold a public hearing to consider and recommend action on a Conditional Use Permit (CUP) to allow a recreational vehicle (RV) park on 74.3 +/- acres, located in the Maximo Moreno Survey, Abstract No. 14, in the City of Temple, TX, addressed as 16801 and 16803 NE H.K. Dodgen Loop.

The case was presented by Transportation Planner Jason Deckman.

The case will go to City Council for 1<sup>st</sup> reading on August 1, 2024; and 2<sup>nd</sup> reading on August 15, 2024.

The following topics were reviewed:

- Vicinity & Aerial Map
- Site Photos
- Background
- Site Plan
- Thoroughfare Plan
- Water Supply
- Traffic Analysis
- Notification of Rezoning
- CUP Compliance Summary

Staff recommended approval of the Conditional Use Permit (CUP) to allow a recreational vehicle park at 16801 and 16803 NE HK Dodgen Loop, subject to the following conditions:

1. Compliance with Chapter 31 - Recreational Vehicle Parks.

2. Compliance with the Site Plan attached as Exhibit A.
3. Requiring subdivision plat (septic, drainage, detention, fire code, right-of-way dedication and TxDOT access).
4. Plat note referencing this ordinance.
5. Requiring alternate 41 ft design at connection to Middle Rd.
6. Requiring a minimum six-foot sidewalk along one side of Middle Rd.
7. Requiring a floor plan for the clubhouse with building permits.
8. Minor variations to the site plan may be approved by the Director of Planning and Development.
9. Significant modifications to the site plan will be subject to review and approval by the Planning & Zoning Commission and City Council.

Chair Marshall opened the public hearing.

The following Temple residents addressed the Commission:  
James and Amy Halvorson

Applicant Lina Chtay answered questions and provided additional information about the proposed project.

With no additional speakers, Chair Marshall closed the public hearing and entertained a motion.

Vice-Chair McBride made a motion to recommend approval of **Item 6: FY-24-29-ZC** to City Council, per staff recommendation with an additional condition for a 6-foot fence around the RV park and a 8-foot perimeter fence including the septic/perimeter areas, Commissioner Krause made a second.

*Motion passed: (7:0)*

There being no further business, the meeting was adjourned at 6:21 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	P											11	3	0	14
Daniel Jeanes	P	P											8	3	3	14
J.D. McBride	P	P	Resigned										10	3	1	14
Becky Krause	E	P											10	1	3	14
Clint Weaver	Term Ended March 2024												6	0	0	6
Patrick Carney	P	A											11	3	0	14
Branan Walker	P	P											11	3	0	14
Judy Morales	P	P											14	0	0	14
Jeremy Jirasek	A	A											12	2	0	14