

Annual Report: FY 2013



City of Temple Planning Department

March 20, 2014

Table of Contents

Introduction	1
Planning Department Mission Statement	1
2010 Census and Current 2013 Population Estimate.....	2
2013 Year in Review.....	3
UDC Text Amendments and Comprehensive Plan Amendments	3
I-35 Appeals.....	3
Rezoning.....	4
Conditional Use Permits	7
Planned Developments	8
Plats	9
Miscellaneous Approvals.....	13

Introduction

This Annual Report is a summary of development activity within the City of Temple and its Extraterritorial Jurisdiction for Fiscal Year 2013 (Oct. 1 – September 30). The Report also describes the functions, responsibilities, and accomplishments of the following programs:

Administration

Program to professionally staff the Planning & Zoning Commission with Staff reports, exhibits and presentations in public hearings and workshops.

Long Range Planning

Program to assist interagency efforts for the Temple Medical Education District (TMED), SIZ Corridors, and Transportation Planning.

Development Planning

Program to manage the Development Review Committee which includes City Staff review of Plats, Planned Developments, Conditional Use Permits and Street Use Licenses.

Staff

The Planning Department consists of six full-time positions with one vacant full-time position. The Planning Director manages the department and can be reached at the Administrative Building located at 2 North Main Street in Temple, Texas.

Planning Department Mission Statement

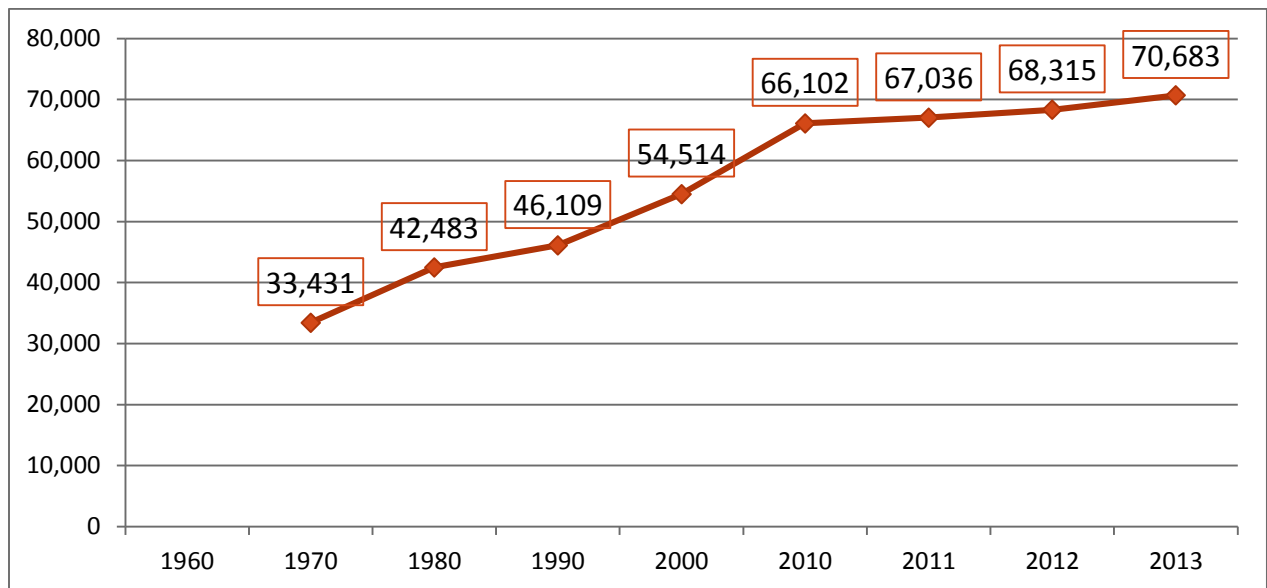
The Planning Department provides professional planning services related to urban growth and development issues to promote quality of place. The Department maintains an updated Comprehensive Plan and Unified Development Code to provide policy recommendations and regulations related to land development. The staff works cooperatively with design professionals, property owners and developers from the concept stage to completion of the project.



2010 Census and Current 2013 Population Estimate

The 2010 U.S. Census showed Temple's population as 66,102. The City's population estimate for 2013, based on water accounts, was 70,683. The following chart and table shows Temple's historic growth from 1960 to 2013.

Year	Temple Population	Percent Change
1960	30,419	
1970	33,431	9.90%
1980	42,483	27.08%
1990	46,109	8.54%
2000	54,514	18.23%
2010	66,102	21.26%
2011	67,036 (est.)	1.41%
2012	68,315 (est.)	1.91%
2013	70,683 (est.)	3.47%



2013 Year in Review

UDC Text Amendments and Comprehensive Plan Amendments

The City Council processed three text amendments to the Unified Development Code (UDC) and one text amendment to the Comprehensive Plan in Fiscal Year 2013. The following table shows the purpose of each approved UDC text amendment.

Case Number	Type	Purpose	Action
Z-FY-13-12	UDC	Articles 1,2,3,5,6,7 & 8; Article 4 & Article 11	Approval 2013-4580
Z-FY-13-14	UDC	Social Service changes; Article 5 & 11, UDC, boarding/rooming house, correctional facility. Half-way house, institution for alcoholic & narcotic patients, institution religious & philanthropic nature, substance abuse treatment facility, social service shelter, & transitional or emergency shelter	Approval 2013-4585
Z-FY-13-31	Comprehensive Plan	Ordinance 2008-4230 Choices '08, Chapter 5, Thoroughfare Plan Map	Approval 2013-4618
Z-FY-13-36	UDC	Article 3-notification requirements, Article 4-dimensional standards; Article 6-I-35 Overlay window requirements; Article 6-1st & 3rd Street Overlay District; Article 7-Off street parking requirements	Approval 2013-4631

I-35 Appeals

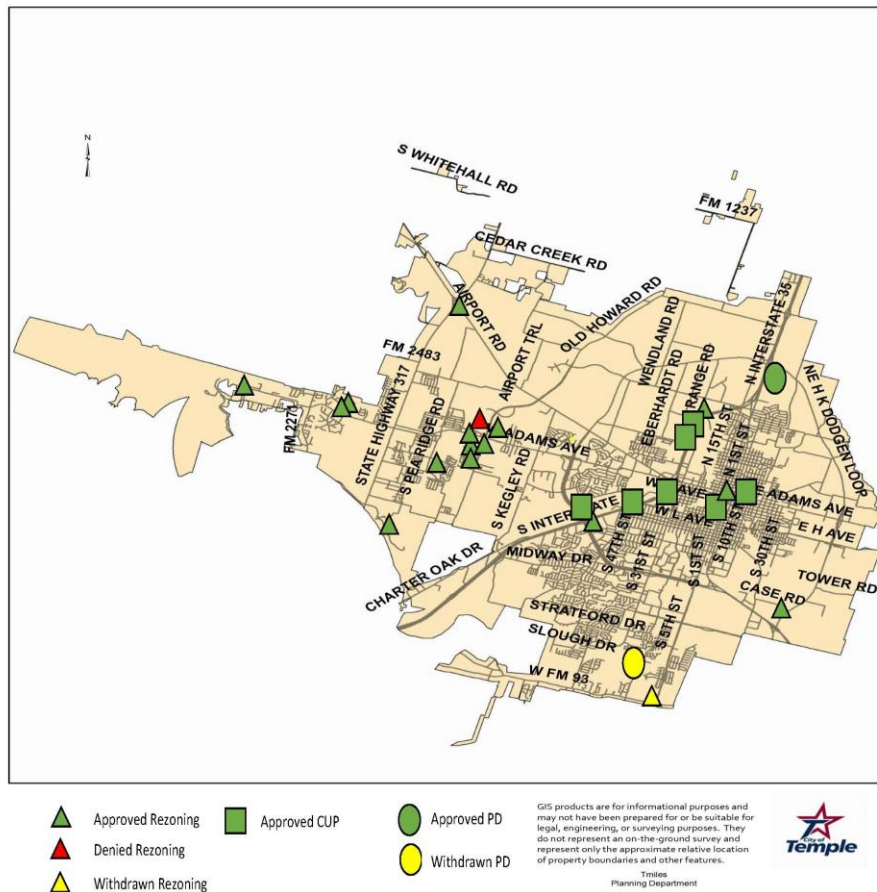
The Planning Department processed five I-35 Appeals for Fiscal Year 2013. The following table shows the location, purpose, request and outcome for each rezoning application received in Fiscal Year 2013.

Case Number	Location	Purpose	Staff Rec.	P&Z Rec.	City Council Action
Z-FY-13-05	Texas Roadhouse, 624 North General Bruce Drive	Landscaping and parking improvements	Approval	Approval	Approval 2013-6856-R
Z-FY-13-06	Johnson Brothers Ford, 503 & 615 North General Bruce Drive	Landscaping and building improvements	Approval	Approval	Approval 2013-6857-R
Z-FY-13-09	Gateway Center, 4501 South General Bruce Drive	Landscaping, building improvements, new construction & signs	Approval	Approval	Approval 2013-6867-R

Case Number	Location	Purpose	Staff Rec.	P&Z Rec.	City Council Action
Z-FY-13-11	Garlyn Shelton-Cadillac Buick/GMS, South East Corner of Midway Drive and South General Bruce Drive	Site plan review, tree preservation, parking, screening & wall standards, architectural design, landscaping, signs, lighting & utilities	Approval	Approval	Approval 2013-6891-R
Z-FY-13-16	Golden Corral Restaurant, 5101 South General Bruce Drive	Landscaping, screening, parking & wall standards, architectural standards & lighting	Approval	Approval	Approval 2013-6958-R

Rezoning

The Planning Department processed 19 Rezoning applications for Fiscal Year 2013, and the City Council approved 17. One application was denied due to a lack of a second on a motion and one application was withdrawn prior to City Council. The following table shows the location, purpose, request and outcome for each rezoning application received in Fiscal Year 2013.



Case Number	Location	Purpose	Zoned		Staff Rec.	P&Z Rec.	City Council Action
			From	To			
Z-FY-13-01	Lot 4, Block 1, The Highlands, Phase 1, 305 Ben Nevis Lane	Addition to residential home	AG	PD(SF-1)	Approval	Approval	Approval 2013-4571
Z-FY-13-04	73.738 acres, OV 5410-A, on West side of Old Waco Road, adjacent to Westwood Estates, South of Jupiter Drive	To allow development of single family dwellings and development of office related uses	AG	SF-3 and O-2	Approval	Approval	Approval 2013-4574
Z-FY-13-07	1.010 acres out of Lot 2, Block 1, Country Land Addition Phase II, 22514 South East HK Dodgen Loop	To expand an existing convenience store	PD(O2)	PD(O2)	Approval	Approval	Approval 2013-4575
Z-FY-13-10	.52 acres of Creekside Planned Development; 3602 South West HK Dodgen Loop	To allow and off-premise sign	PD-with specific uses	C	Approval	Approval	Approval 2013-4579
Z-FY-13-13	The Highlands Phase I	To assign a permanent zoning to the area that is compatible with the existing development pattern and that is consistent with the Temple Comprehensive Plan/Future Land Use Map	AG	SF-1	Approval	Approval	Approval 2013-4588
Z-FY-13-17	Vineyard Christian Fellowship of Temple, 7425 West Adams Avenue, 4.196 acres	To allow development of nonresidential uses that are considered compatible with the existing residential uses to the south	AG	NS	Approval	Approval	Approval 2013-4594

Case Number	Location	Purpose	Zoned		Staff Rec.	P&Z Rec.	City Council Action
			From	To			
Z-FY-13-18	8882 West Adams Avenue	Administrative Site Plan Review	N/A	N/A	Approval 2-13-2001	N/A	N/A
Z-FY-13-19	Lots 1-12, Block 8, Freeman Heights Addition; South East corner of South 31st Street & West Central Avenue	Proposed for Walgreens Pharmacy	GR, NS, 2F	GR	Approval	Approval	Approval 2013-4593
Z-FY-13-20	1.00 acres, 8744 Airport Road	To develop retail uses on the property and expand the GR District already existing on the adjacent properties	AG	GR	Approval	Approval	Approval 2013-4596
Z-FY-13-21	1.296 acres, Old Waco Road	To construct gymnastics studio	AG	GR	Approval	Approval	Approval 2013-4597
Z-FY-13-23	Lot 1, Block 34, Temple Original, 201 South Main Street	To gain relief from the parking requirements of the LI zoning district	LI	CA	Approval	Approval	Approval 2013-4602
Z-FY-13-25	1.31 acres of Lot 1, Block 1, Joshlin Subdivision	Family Dollar Store	O1	GR	Approval	Approval	Approval 2013-4604
Z-FY-13-27	OB 7046-A, 17.65 acres, North side of FM 2305, East of Arrowhead Poing Road	Anticipated to be developed with detached single-family residences	AG	SF-1	Approval	Approval	Approval 2013-4607
Z-FY-13-28	36.49 acres out of OB 6076-A, located at North East corner of South 5th Street & FM 93	To rezone this tract because the proposed zoning district boundaries do not line up precisely with the previous zoning district boundaries	PD(GR) & PD(SF-2)	MF1 & GR	Approval	Approval	Withdrawn prior to council action
Z-FY-13-29	OB 2674-A, 32.02 acres, South of Poison Oak Road between South	To be developed with detached with single-family residences	AG	SF-2	Approval	Approval	Approval 2013-4641

Case Number	Location	Purpose	Zoned		Staff Rec.	P&Z Rec.	City Council Action
			From	To			
	Pea Ridge Road & Old Waco Road						
Z-FY-13-30	1812 Old Waco Road; OB 2542-A, 21.59 acres	Retail use	AG	GR	Denial	Approval	Denied (due to lack of a second)
Z-FY-13-32	25.83 acres, part of Baldwin Robertson Survey	To combine with additional acres for development as multi-phased subdivision	AG	SF-2	Approval	Approval	Approval 2013-4614
Z-FY-13-33	13.219 acres, 1407 Industrial Boulevard	To establish a business that utilizes a heat kiln and wood chipper. CUP included	LI	HI	Approval	Approval	Approval 2013-4623
Z-FY-13-35	29.953 acres; South East corner of West Adams/Old Waco Road	To be developed with general retail uses	GR,SF-2, PD(GR)	GR	Approval	Approval	Approval 2013-4620

Conditional Use Permits

The Planning Department processed 8 CUP applications for Fiscal Year 2013, and the City Council approved 7 with one pending approval from the Planning & Zoning Council. The following table shows the location, purpose, base zoning and outcome for each CUP application received in Fiscal Year 2013.

Case Number	Location	Purpose	Zoning	Staff Rec.	P&Z Rec.	City Council Action
Z-FY-13-02	North West part of Lot 1, Block 1, Hillside Addition; 3010 South General Bruce Drive	Relocation of off-premise sign due to TxDot expansion	LI	Approval	Approval	Approval 2013-4572
Z-FY-13-03	7.71 acres, OB 543, City Addition; 2502 North General Bruce Drive	Relocation of off-premise sign due to TxDot expansion	LI	Approval	Approval	Approval 2013-4573
Z-FY-13-08	.343 acres, part of A.G. Moore Survey, Abstract #596, 1612 N General Bruce Drive	Relocation of off-premise sign due to TxDot expansion	LI	Approval	Approval	Approval 2013-4576
Z-FY-13-15	.40 acres part of McKinney & Williams Survey Abstract No. 609	Relocation of off-premise sign due to TxDot expansion	LI	Approval	Approval	Approval 2013-4587

Case Number	Location	Purpose	Zoning	Staff Rec.	P&Z Rec.	City Council Action
Z-FY-13-24	Lot 1, Block 34, Temple Original, 201 S Main Street	Alcohol Sales	LI to CA rezoning request	Approval	Approval	Approval 2013-4603
Z-FY-13-26	0.0297 acres out of Lot 2, Block 1, Glendale Park, Section VI (2615 S 37th Street; & Tract A, Block 3, Glendale Park Section III (2707 South 37th Street)	Wireless tower & install pre-barricaded ground shelter to store equipment	C	Approval	Approval	Approval 2013-4604
Z-FY-13-34	1457 South General Bruce Drive	Alcohol Sales	PD(GR)	Approval	Approval	Approval 2013-4619
Z-FY-13-37	501,420,423,411,410,409 West G Avenue, and 708 and 709 South 9th Street	To allow a transitional shelter operated by the Salvation Army to be known as the Temple McLane Center of Hope	LI to CA rezoning request	Approval	Pending	Pending

Planned Developments

The Planning Department processed two PD applications for Fiscal Year 2013, one approved, one withdrawn prior to the Planning & Zoning Council Meeting. The following table shows the location, purpose, base zoning and outcome for each PD application received in Fiscal Year 2013.

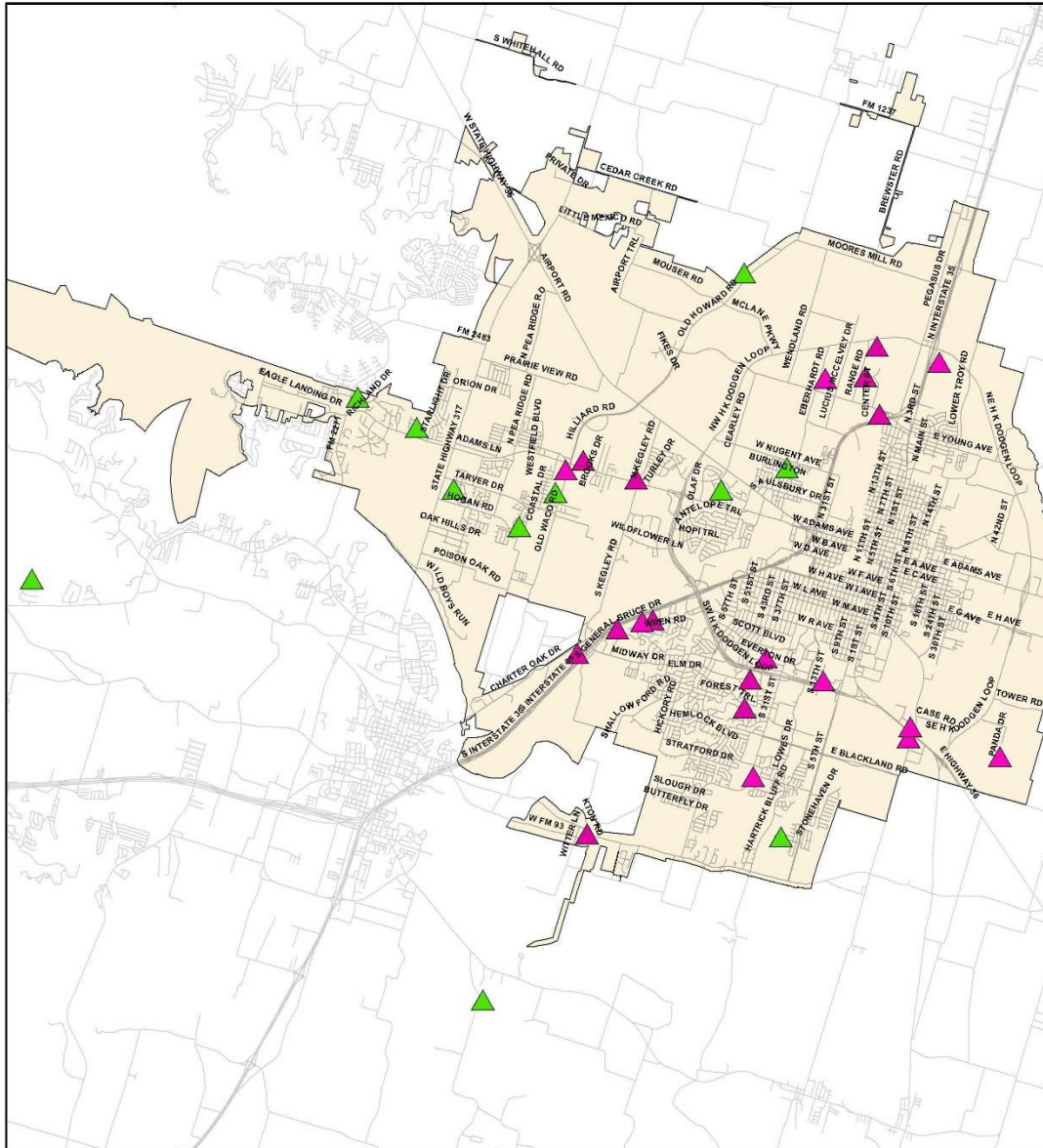
Case Number	Location	Purpose	Zoned		Staff Rec.	P&Z Rec.	City Council Action
			From	To			
Z-FY-13-22	South East corner of North General Bruce Drive and North East HK Dodgen Loop	To construct a 60,000 SF Bucc-ee's travel/convenience center	C	PD-C	Approval	Approval	Approval 2013-4598
Z-FY-13-38	South side of Waters Dairy Road, adjacent to and east of Stripes	To construct a 179,665 SF self-storage facility	PD-GR	PD-GR with storage	None	Withdrawn	Withdrawn

Plats

The Planning Department processed 47 subdivision plats for Fiscal Year 2013, including five preliminary plats, 26 final plats, and one minor or amending plats. The following table shows the name, location, type of plat, acreage, lot count, land use, and outcome for each plat application received in Fiscal Year 2013.



2013 Residential and Commercial Plat Cases



▲ RESIDENTIAL ▲ NON RESIDENTIAL

Residential

Case Number	Subdivision Name	Location	Type of Plat	Acres	# of Lots	City Council/ PZC Approval
P-FY-13-01	Irish Property	South West corner of Loop 363 & Pegasus Drive	Concept	45.43	Unknown	No Action
P-FY-13-05	Heritage Place Phase IV	South side of Nugent Avenue, East of Abbey Ridge	Final	13.04	64	PZC 11-19-2012
P-FY-13-06	BRV Addition	South East corner of South West H K Dodgen Loop & Hopi Trail	Concept	42.92	139	No Action
P-FY-13-07	Lago Terra Phase II	Lago Terra Phase II - Amending Plat - correct lot dimension labeling	Admin	47.366	78 +4 tracks	CC 12-3-2012
P-FY-13-09	Old Waco Road New Development	West side of Old Waco Road, South of Crisp Addition, North of Brandon Drive	Concept	5.29	21	No Action
P-FY-13-13	Brazos Bend Subdivision	West side of Old Waco Road, north of Brandon Drive	Final	5.29	21	PZC 7-15-2013
P-FY-13-15	Woodbridge-Carothers	North side of Shady Oaks Lane Phase IV	Admin	0.935	2	CC 3-15-2013
P-FY-13-16	The Oaks at Lakewood	East side of Morgan's Point Road	Final	19.065	37	PZC 3-4-2013
P-FY-13-17	High Crest Phase II	East side of Bowles Ranch Road, North of FM 439, East of FM 93 & FM 439 intersection	Final	36.345	57	CC 4-18-2013
P-FY-13-19	BRV Addition	South East corner of South West H K Dodgen Loop & Hopi Trail	Preliminary	43	139	PZC 7-1-2013
P-FY-13-20	Porter Addition	West side of Old Howard Road, North of Mouser Road & South of Moore's Mill Rd	Admin	4.003	2	CC 4-19-2013
P-FY-13-24	Hills of Westwood	East side of South Pea Ridge Road, North of Hogan Road	Amended MP	201.145	519	PZC 5-20-2013
P-FY-13-26	Rabern Ranch	North side of South Pea Ridge Road, West of Parkside Drive	Final	1.126	1	Pending
P-FY-13-29	The Groves at Lakewood Ranch Phase I	North side of FM 2305 West of Windmill Farms Phase One & East of The Highland's Phase I	Final	43.56	63	CC 7-11-2013

Case Number	Subdivision Name	Location	Type of Plat	Acres	# of Lots	City Council/ PZC Approval
P-FY-13-30	Brayson Crossing	North East corner of FM 439 & Sparta Loop	Preliminary	6.008	9	CC 9-11-2013
P-FY-13-32	Wyndham Hill Addition Phase III	West side of South 5th Street, West of Wyndham Hill Parkway	Final	15.534	60	PZC 7-15-2013
P-FY-13-34	Lake Pointe Phase III	South side of Prairie View Road, S of North Pea Ridge Road	Preliminary	66.87	343	Pending
P-FY-13-35	Hills of Westwood Phase V	North East corner of Hogan Road & South Pea Ridge Road	Final	16.402	64	PZC 9-5-2013
P-FY-13-36	Lake Pointe Phase II-A1, Lake Pointe Phase II-S	South side of Prairie View Road, South of North Pea Ridge Road	Admin	132.85	347	CC 7-19-2013
P-FY-13-38	Carriage House, Phase 2	East side of Oak Hills Drive, Trailridge Drive & Carriage House Drive	Preliminary	60.31	194	CC 12-5-2013
P-FY-13-39	Janke Acres	First Amending Plat	Admin	4.143	1	Pending
P-FY-13-43	Westfield Development Phase X	East side of North Pea Ridge Road, across from Georgia Avenue, Hilldell Estates	Final	10.703	56	PZC 9-16-2013
P-FY-13-44	The Ranch at Woodland Trails Phase II	West of FM 2271, West of Northcliffe	Final	13.545	20	Pending: 3-14-2014
P-FY-13-46	Shiloh Terrace Phase IV	North of Sparta, West of Water Works Road	Preliminary	27.84	42	Pending
P-FY-13-47	Brayson Crossing	North East corner of FM 439 & Sparta Road	Final	6.008	9	PZC 10-27-2013

Nonresidential

Case Number	Subdivision Name	Location	Type of Plat	Acres	# of Lots	City Council/ PZC Approval
P-FY-13-02	Waters Dairy	South East corner of South 31st Street & Waters Dairy Road	Final	1.401	1	PZC 2-4-2013
P-FY-13-03	Trinity Evangelical Lutheran Addition	North side of Marlandwood Road	Admin	2.97	3	CC 10-21-2013
P-FY-13-04	McLane Children's Hospital	North side of South West H K Dodgen Loop, West of Market Loop	Admin	30.52	1	CC 4-10-2013

Case Number	Subdivision Name	Location	Type of Plat	Acres	# of Lots	City Council/ PZC Approval
P-FY-13-08	Cloud Family Properties	South West corner of Industrial Boulevard & the B.N.&S.F. RR	Final	11.04	3	CC 1-22-2013
P-FY-13-10	TSC of Temple, TX	South West corner of Little River Road & South East H K Dodgen Loop	Admin	5.02	1	CC 2-7-2013
P-FY-13-11	Gateway Center	South West corner of Little River Road & South East H K Dodgen Loop	Final	29.6	4	CC 1-17-2013
P-FY-13-12	Country Lane Commercial	North West corner of South East H K Dodgen Loop & South MLK Jr. Drive	Final	6.854	2	PZC 2-4-2013
P-FY-13-14	Tranum Subdivision	West side of South General Bruce Drive	Final	4.92	3	PZC 3-18-2013
P-FY-13-18	CEFCO #23 Commercial	North East corner of Kegley North Road & West Adams Avenue	Final	3	2	PZC 4-1-2013
P-FY-13-21	Scott & White Memorial Hospital Subdivision	From Main Campus to various locations along West Avenue R to south 13th, 15th, 19th Streets to Fryers Creek	Final	209.04	1	Pending
P-FY-13-22	Panda Power Project	East of South East H K Dodgen Loop, South of Panda Drive, North of FM 3117, 2892 Panda Drive	Final	258	1	PZC 3-26-2013
P-FY-13-23	Kenny B's GC Addition	East side of South General Bruce Drive, North of Tristan Lane	Final	2.03	1	PZC 4-15-2013
P-FY-13-25	BUC-EE's Subdivision	South East corner of North General Bruce Drive & South East H K Dodgen Loop	Final	29.659	1	PZC 5-20-2013
P-FY-13-27	Temple Bible Church Subdivision	North East corner of Oaklawn Drive and Pin Oak Drive	Final	9.62	1	CC 2-18-2014
P-FY-13-28	TRI-Supply	South East corner of North West H K Dodgen Loop & Range Road	Final	11.33	1	PZC 5-20-2013
P-FY-13-31	Central and 31st Addition	South East corner of South 31st Street & West Central Avenue (formerly Lots 1-12, Block	Final	2.066	1	PZC 3-3-2014

Case Number	Subdivision Name	Location	Type of Plat	Acres	# of Lots	City Council/ PZC Approval
		8, Freeman Heights Addition)				
P-FY-13-33	Ramcon Subdivision	North East corner of South 39th Street & Everton Drive	Admin	2.432	3	CC 1-3-2014
P-FY-13-37	Centrifugal Castings Addition	Between Range Road & Parkway Drive	Admin	7.35	1	CC 8-7-2013
P-FY-13-40	Extreme Cheer	Extreme Cheer, Temple	Admin	1.296	1	CC 1-9-2014
P-FY-13-41	Joshlin Subdivision	Lots 2R1 & 2S2, Block 1 - East of Hilliard Road & West of Holy Trinity HS, on North side of West Adams Avenue	Final	7.731	2	PZC 11-4-2013
P-FY-13-42	RCS Addition	South West corner of Sleepy Hollow Lane & South 31st Street	Admin	0.61	1	Pending
P-FY-13-45	Gillmeister Addition Phase II	South West corner of Gillmeister Lane & South General Bruce Drive	Final	5.582	3	PZC 1-3-2014

Miscellaneous Approvals

In addition to the applications described above, the Planning Department reviewed 12 abandonment requests, nine street use license request and two variance requests. There were no annexations during the 2013 Fiscal year.

The following table shows the total number of cases submitted and approved in Fiscal year 2013.

Type of Case	P&Z Cases				
	Processed	Approved	Withdrawn	Denied	Pending
UDC Text Amendment	3	3	0	0	0
Comprehensive Plan Text Amendment	1	1	0	0	0
I-35 Appeal	5	5	0	0	0
Rezoning	19	17	1	1*	0
Conditional Use Permits	8	7	0	0	1
Planned Development	2	1	1	0	0
Final or Minor Residential Plat	12	10	0	0	2
Final or Minor Nonresidential Plat	15	14	0	0	1

Annexations	0	0	0	0	0
Abandonments	12	7	1	2*	2
Street Use License	9	7	0	1*	1
Variance	2	2	0	0	0
Total	88	74	3	4	5

*No Action

Doesn't include preliminary, concept, or administrative plats