



**MEETING OF THE  
TEMPLE CITY COUNCIL**

**MUNICIPAL BUILDING**

**2 NORTH MAIN STREET**

**3<sup>rd</sup> Floor – CONFERENCE ROOM**

**THURSDAY, JULY 5, 2012**

**3:30 P.M.**

**WORKSHOP AGENDA**

1. Discuss, as may be needed, Regular Meeting agenda items for the meeting posted for Thursday, July 5, 2012.
2. Discuss the proposed FY 2012-2013 budget and related issue, to include the various strategic and budget related policy issues.
3. Discuss upcoming appointments to the following City boards and commissions:
  - (A) Parks and Leisure Services Advisory Board – one member to fill unexpired term through March 1, 2015
  - (B) Temple Public Safety Advisory Board – one member to fill unexpired term through September 1, 2013.

**5:00 P.M.**

**MUNICIPAL BUILDING**

**2 NORTH MAIN STREET  
CITY COUNCIL CHAMBERS – 2<sup>ND</sup> FLOOR  
TEMPLE, TX**

**TEMPLE CITY COUNCIL**

**REGULAR MEETING AGENDA**

**I. CALL TO ORDER**

1. Invocation
2. Pledge of Allegiance

**II. PUBLIC HEARINGS**

3. PUBLIC HEARING - Receive comments and questions concerning the 2011 Drinking Water Quality Report (Consumer Confidence Report).

**III. PUBLIC COMMENTS**

Citizens who desire to address the Council on any matter may sign up to do so prior to this meeting. Public comments will be received during this portion of the meeting. Please limit comments to 3 minutes. No discussion or final action will be taken by the City Council.

**IV. 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.

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

## **Minutes**

- (A) [May 24, 2012 Special Called Meeting](#)
- (B) [June 7, 2012 Special Called and Regular Meeting](#)
- (C) [June 18, 2012 Special Called Meeting](#)
- (D) [June 21, 2012 Special Called and Regular Meeting](#)

## **Contracts, Leases, & Bids**

- (E) [2012-6641-R](#): Consider adopting a resolution authorizing a professional services agreement with Page-Southerland-Page, LLP, for design and planning services required to develop a Master Plan to guide development within the Bioscience Park in an amount not to exceed \$43,000.
- (F) [2012-6642-R](#): Consider adopting a resolution authorizing a construction contract with Patin Construction LLC of Taylor for the second project of the 2012 Wastewater Line Replacement Project in an amount not to exceed \$1,089,022 which includes the replacement of wastewater lines on Marlandwood Road to Canyon Creek between South 31<sup>st</sup> Street and Cole Porter.
- (G) [2012-6643-R](#): Consider adopting a resolution authorizing the acceptance by the City from the State of Texas a portion of Shallowford Road near Midway Drive and I-35.
- (H) [2012-6644-R](#): Consider adopting a resolution authorizing a Chapter 380 development agreement between the City and ZAP JM Group, Inc., authorizing the sale and development of the property located at 112 North 3<sup>rd</sup> Street.

*Executive Session – Pursuant to Chapter 551, Government Code § 551.072 – Real Property – The City Council may enter into executive session to discuss the purchase, exchange, lease or value of real property relating to City projects, the public discussion of which would have a detrimental effect on negotiations with a third party.*

## **Ordinances – Second & Final Reading**

- (I) [2012-4541](#): SECOND READING - Consider amending the Code of Ordinances by creating Article II entitled “Post Construction” to Chapter 27, “Storm Water Management” per the City of Temple’s Storm Water Management Program and as required by Texas Commission on Environmental Quality.

## **Misc.**

- (J) [2012-6645-R](#): P-FY-12-22: Consider adopting a resolution authorizing the Final Plat of West Adams Addition, a 1.620 ± acres, 1-lot, 1-block nonresidential subdivision, with developer’s requested exception to Section 8.5.1 of the Unified Development Code requiring perimeter street fees, located at the southwest corner of West Adams Avenue and South Kegley Road.

- (K) [2012-6646-R](#): Consider adopting a resolution setting the date, time and place of public hearings on the proposed FY 2012-2013 budget for August 2, 2012 and August 30, 2012 at 5:00 p.m. in the City Council Chambers.
- (L) [2012-6647-R](#): Consider adopting a resolution authorizing budget amendments for fiscal Year 2011-2012.

## **V. REGULAR AGENDA**

### **ORDINANCES**

5. FIRST READING – PUBLIC HEARING: Consider adopting ordinances authorizing a rezoning from Agricultural District (AG) to Light Industrial District (LI) on:
- (A) [2012-4542](#): Z-FY-12-46A: 8.273± acres, a part of the S. Bottsford Survey, Abstract Number 118, Bell County, Texas, located at 7300 and 7330 North General Bruce Drive and 7205, 7305, and 7325 Pegasus Drive.
- (B) [2012-4543](#): Z-FY-12-46B: 15.345± acres, a part of the S. Bottsford Survey, Abstract Number 118, Bell County, Texas, located at 7590 North General Bruce Drive and 7405 and 7445 Pegasus Drive.
6. [2012-4544](#): FIRST READING – PUBLIC HEARING - Z-FY-12-47: Consider adopting an ordinance authorizing a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption of more than 50% and less than 75% of the gross revenue for B. Dell's Fire and Ice Grill, on Lot 9, Block 2, Commerce Park Commercial Subdivision, a replat of a portion of Lots 3, 4, 5, & 7, Block 2, Commerce Park Commercial Subdivision, located at 221 S.W. HK Dodgen Loop.
7. [2012-4545](#): FIRST READING – PUBLIC HEARING - Z-FY-12-49: Consider adopting an ordinance authorizing an amendment to Ordinance 2010-4413, Temple Unified Development Code, Articles 3,5,7, and 8 of the Unified Development Code to add requirements for Site Plan and establish review procedures and submission standards related to such requirement; clarify language related to requirement for enclosure of Major Vehicle Repair; clarify language related to Access and Circulation standards; add requirement for Curb and Gutter for off-street parking and landscaping; amend required size of subdivision Water and Wastewater Mains; and eliminate developer cost participation requirements on certain streets adjacent to subdivisions.
8. [2012-4546](#): FIRST READING - PUBLIC HEARING: Consider adopting an ordinance authorizing amendments to the Tax Increment Financing Reinvestment Zone No. 1 Financing and Project Plans as follows:
- (A) Appropriating \$65,000 to the Friar's Creek Hike and Bike Trail Project and recognizing \$65,000 in revenue from additional property taxes received in FY 2012.

(B) Appropriating \$800,000 to the Bioscience Park Service Road and Utility Extensions Project, \$112,840 in FY 2012 and \$687,160 in FY 2013; recognizing \$112,840 in revenue from additional property taxes received in FY 2012; recognizing \$400,000 in revenue from developer's contribution and reallocating funds from Pepper Creek Trail Extension in the amount of \$287,160 in FY 2013.

(C) Appropriating \$30,250 to professional services and recognizing \$30,250 in revenue from contributions from Temple Economic Development Corporation of \$10,000 and from Bioscience District of \$20,250 in FY 2012.

9. [2012-4547](#): FIRST READING – PUBLIC HEARING: Consider adopting an ordinance amending the Drainage Criteria and Design Manual by replacing Section 9 “Sediment and Erosion Control,” with a revised section titled “Storm Water Best Management Practices.”

## **RESOLUTIONS**

### **Plats and Appeals**

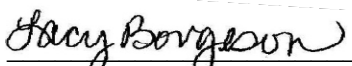
10. [2012-6648-R](#): P-FY-12-24: Consider adopting a resolution authorizing the Final Plat of Sommer Estates, a 10.00 acres ±, 2 –lot, 1-block residential subdivision, with developer's requested exceptions to Sections 8.1.3 and 8.2.7 of the Unified Development Code requiring fire hydrants and Section 8.3.2 of the Unified Development Code requiring a payment of park fees or park land dedication, located at the northwest corner of Luther Curtis Road and Franklin Road, in Temple's northern Extraterritorial Jurisdiction.
11. [2012-6649-R](#): Z-FY-12-48: Consider adopting resolution authorizing an Appeal of Standards in Sec. 6.7 of the Unified Development Code related to the I-35 Corridor Overlay Zoning District for improvements to an existing vehicle sales establishment located at 3207 South General Bruce Drive.

---

***The City Council reserves the right to discuss any items in executive (closed) session whenever permitted by the Texas Open Meetings Act.***

---

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 2:00 PM, on June 29, 2012.

  
Lacy Borgeson, TRMC  
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 \_\_\_\_\_ 2012. \_\_\_\_\_.