

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
STAFF CONFERENCE ROOM, 1<sup>ST</sup> FLOOR  
JANUARY 19, 2010, 5:00 P.M.  
WORK SESSION AGENDA**

Present regular meeting agenda by Staff for January 19, 2010.

Discuss adoption of the Master Hike & Bike Trail Plan.

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
CITY COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR  
JANUARY 19, 2010, 5:30 P.M.  
REGULAR MEETING AGENDA**

1. \_\_\_\_\_ Invocation
2. \_\_\_\_\_ Pledge of Allegiance
3. \_\_\_\_\_ Call Meeting to Order

**A. CONSENT ITEMS**

All items listed under this section, Consent Agenda, are considered to be routine by the Planning & Zoning Commission and may be enacted in one motion. If discussion is desired by the Commission, any item may be removed from the Consent Agenda at the request of any Commissioner and will be considered separately. Consider approving the Consent Agenda for each of the following:

1. **Approval of Minutes:** Work session and the regular meeting of December 8, 2009.

**B. ACTION ITEMS**

- 2A. **Public Hearing, Discussion and Action Z-FY-10-11:** Discuss and recommend action on a zoning district change request from Agricultural District (A) to Light Industrial District (LI) on a 137.7 ± acre tract of land being part of the James Campbell Survey, Abstract No. 196, in the City of Temple, proposed for McLane Group LP Subdivision, Phase Two. (Applicant: Larry Neal for the McLane Group)
- 2B. **Public Hearing, Discussion and Action P-FY-10-04:** Consider a recommendation to approve the Final Plat of McLane Group LP Subdivision Phase Two, Block 1, being a one lot non-residential subdivision on 165.7± acres being a Replat of McLane Group LP, Subdivision, Block 1, Lot 1 with the applicant's exception to Section 33-98 (Sidewalks), located on the southwest corner of Central Pointe Parkway and North Loop 363. Zoned A and LI. Requested zoning is LI. (All County Surveying for the McLane Group)
3. **Public Hearing, Discussion and Action Z-FY-10-12:** Discuss and recommend action on a Conditional Use Permit (CUP) to allow a package store with alcoholic beverage sales for off-premise consumption in a 6,105 square foot lease area on Lot 2, Block 1, Buchanan & Gardenhire Addition, at 2810 West Avenue J. Zoned Commercial District. (Cory Herring for Bernice Johns c/o Douglas Johns)
- 4A. **Public Hearing, Discussion and Action Z-FY-10-13:** Discuss and recommend action on zoning a 10.8 ± acre tract of land located along the west side of FM 2271, south of Northcliffe Drive to PDD-SF2, an area to be voluntarily annexed into the City of Temple (Applicant: Turley Associates c/o C.W. Barge)

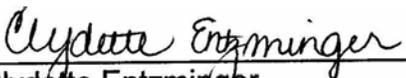
- 4B. **Public Hearing, Discussion and Action Z-FY-10-14:** Discuss and recommend action on a zoning district change request from Agricultural District (A) to Planned Development District (PD-SF2) on 18.6 ± acre tract of land located along the west side of FM 2271, south of Northcliffe Drive. (Applicant: Turley Associates c/o C.W. Barge)
- 5A. **Public Hearing, Discussion and Action Z-FY-10-15A:** Discuss and recommend action on a zoning district change from Agricultural District (A) to General Retail District (GR) on a 1.3 ± acre tract of land in the Charles Furnash Survey, Abstract 314, Bell County, Texas, located at the northeast corner of FM 2305 and Woodland Point Road. (Applicant: Robert Bailey)
- 5B. **Public Hearing, Discussion and Action Z-FY-10-15B:** Discuss and recommend action on a Conditional Use Permit (CUP) to allow a convenience store for alcohol beverage sales, off-premise consumption, beer and wine, on a 1.3 ± acre tract of land in the Charles Furnash Survey, Abstract 314, Bell County, Texas, located at the northeast corner of FM 2305 and Woodland Point Road. (Applicant: Robert Bailey)
- 6. **Public Hearing, Discussion and Action Z-FY-10-16:** Discuss and recommend action on a zoning district change request from Agricultural District (A) to General Retail (GR) on 0.6 ± acre tract of land situated in the Sarah Fitzhenry Survey, Abstract No. 312, Bell County, Texas, located at 10592 West SHWY 36. (Applicant: James Dean)

**C. ADJOURN**

- 7. Adjournment

SPECIAL ACCOMMODATIONS: Persons with disabilities who have special communication or accommodation needs and desire to attend the Planning Commission Meeting should notify the City Secretary's Office by mail or telephone 48 hours prior to the meeting date. Agendas are posted on Internet Website <http://www.ci.temple.tx.us>. Please contact the City Secretary's Office at 254-298-5700 for further information.

I hereby certify that a true and correct copy of this notice of meeting was posted in a public place at 9:36 a.m. on January 15, 2010.

  
 \_\_\_\_\_  
 Clydette Entzminger  
 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 \_\_\_\_\_ 2010.

\_\_\_\_\_ Title \_\_\_\_\_