

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

Staff will present the following item(s):

1. Present agenda items to the Commission.

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
CITY COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR  
AUGUST 2, 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 July 6, 2010 and July 19, 2010.

**B. ACTION ITEMS**

2. **Z-FY-10-34:** Hold a public hearing to discuss and recommend action on a rezoning from Heavy Industrial District (HI) and Mixed Use District (MU) to Planned Development Single Family One District (PD-SF1), on a 6.76 ± acre tract of land in the Maximo Moreno Survey, Abstract No. 14 located at 1000 South Knob Street. (Applicant: Ratchnee France)
3. **Z-FY-10-36:** Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow a package store with alcoholic beverage sales for off-premise consumption in a 2,190 square feet lease space on a portion of Tract 1, Albertson's Addition Replat, located at 2001 W. Adams, Suite B. Zoning: Commercial (Applicant: Brittany Williams for Salabay Inc.)
4. **Z-FY-10-37:** Hold a public hearing to discuss and recommend action on:
  - a. Repealing Ordinance No. 2009-4288, dated April 2, 2009 approving a Conditional Use Permit to allow the sale of alcoholic beverages, less than 75% of the total gross revenue, for on-premise consumption in a restaurant to be known as Kazam's Family Entertainment Center, on Tract 1, Albertson's Addition Replat, located at 2001 West Adams Avenue; and
  - b. A Conditional Use Permit to allow the sale of alcoholic beverages more than 75% of the total gross revenue in a bingo hall for on-premise consumption in a 10,600 square feet lease space on a portion of Tract 1, Albertson's Addition Replat, located at 2001 W. Adams, Suite C. Zoning: Commercial (Applicant: Brittany Williams for Salabay Inc.)

5. **P-FY-10-14**: Consider and take action on the Preliminary Plat for Lago Terra Subdivision, a 47.36± acre, 77-lot residential subdivision, located on the west side of Morgan's Point Road, south of Bonnie Lane. Zoned Agricultural District (Applicant: Victor Turley for McLean Commercial, LTD)
6. **Z-FY-10-31**: Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow a package store with alcoholic beverage sales for off-premise consumption in a 2700 square foot building, on a portion of the South One-Half of Lot 10 and a portion of the North One-Half of Lot 11, Block 14, Eugenia Terrace Addition, located at 1818 South 1st Street. Zoning: General Retail District (Applicant: Dennis Johnson/Kork's Wine & Spirits for Strasburger Partnership)
7. **Z-FY-10-33**: Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow a package store with alcoholic beverage sales in a for off-premise consumption on the South one-half of Lot 1, Block 292-1, Temple Original at 1 North 6th Street. Zoning: Central Area District. (Applicant: Mike Grisham for Carmela Thomas)
8. **Z-FY-10-35**: Hold a public hearing to discuss and recommend action on a rezoning from Agriculture (A) to Neighborhood Service (NS) on a 0.72 ± acre tract of land situated in the Sarah Fitzhenry Survey, Abstract No. 312, Bell County, Texas, located east of the intersection of State Highway 36 and Moffat Road. (Applicant: Christopher Bean)
9. **Z-FY-10-39**: Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow the sale of alcoholic beverages, more than 50% and less than 75% of the total gross revenue, for on-premise consumption in a restaurant located in a 3519 square feet lease space on a portion of Lot 1, Block 1, Westward LTD Subdivision at 4303, South 31st Street, Suite 101. (Applicant: Juan Flores for Eagle Eye Investments LLC.)
10. **Z-FY-10-40**: Hold a public hearing to discuss and recommend action to amend the site plan approved by Conditional Use Permit Ordinance No. 2009-4296, June 4, 2009, to allow an expansion of the proposed building area for petroleum storage and collecting facilities and the management of petroleum products from 34,500 square feet to 81,400 square feet on Lot 1, Block 1, Northland Synergy Addition at 4875 Wendland Road.

#### **C. REPORTS**

11. **Z-FY-07-29**: Receive and discuss the Planning Director's Report containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits and proposed text amendments to the Zoning Ordinance or Subdivision Ordinance. (Applicant: Planning & Zoning Commission).

#### **D. ADJOURN**

**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 11:30 a.m. on July 30, 2010.

Clydette Entzminger  
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 \_\_\_\_\_