

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
STAFF CONFERENCE ROOM, 1<sup>ST</sup> FLOOR  
SEPTEMBER 7, 2010, 5:00 P.M.  
WORK SESSION AGENDA**

Staff will present the following item(s):

1. Present agenda items to the Commission.
2. Discuss registration for Texas APA Conference in San Antonio, October 6-8, 2010

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
CITY COUNCIL CHAMBERS, 2<sup>ND</sup> FLOOR  
SEPTEMBER 7, 2010, 5:30 P.M.  
REGULAR MEETING AGENDA**

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

- A. Thank outgoing Commissioner Secret for serving on the Planning and Zoning Commission

**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 August 16, 2010.

**B. ACTION ITEMS**

2. **Z-FY-10-47:** Hold a public hearing to discuss and recommend action on a rezoning from Agricultural District (A) to Single Family Two District (SF2) on 35.49 ± acres of land being out of the Maximo Moreno Survey, A-14, Bell County, Texas, located along the east side of South 5th Street, across from Wyndham Hill Parkway. Zoned Agricultural (Applicant: W&B Development)
3. **P-FY-10-27:** Discuss and take action on the Preliminary Plat for Echo Vista III, Phase 1, a 37.22 ± acre, 171-lot residential subdivision, located along the east side of South 5<sup>th</sup> Street, south of Echo Village Subdivision and across from Wyndham Hill Parkway. Zoned Single Family Two and Agricultural (Applicant: W&B Development)
4. **P-FY-10-12:** Hold a public hearing to discuss and take action on the Final Plat of the HEB Temple Subdivision, a 5.77± acre one-lot commercial subdivision at the northwest corner of West Adams Avenue and North 23rd Street. Zoned Commercial and General Retail. (Applicant: Bury+Partners)

5. **P-FY-10-15:** Discuss and take action on a Preliminary Plat for Residences at D'Antoni's Crossing Phase III, a six-lot residential and one-lot non-residential subdivision on the east side of South 31<sup>st</sup> Street, north of Residences At D'Antoni's Crossing #2. Zoned Agricultural and Single Family Three (Applicant: Bobby Arnold).
6. **P-FY-10-31:** Discuss and take action on the Final Plat of Temple Dollar General, an 11.86± acre, two-lot non residential subdivision located on the south side of State Highway 36, west of Cedar Ridge Park Road, in Temple's Western ETJ. (Applicant: David Bokemeyer for Baker Surveying)
7. **Z-FY-10-46:** Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption, more than 50% and less than 75% of the gross revenue, for a proposed lounge, in a 4,939 square feet lease area located on Lots 2 and 3, Block 22, Skyline Section I. Zoned General Retail (Applicant: Robert Flores for Mark & Tina Bounds)
8. **Z-FY-10-51:** Discuss and take action on a recommendation to call a public hearing for September 20, 2010, regarding an amendment to the Sec. 7-564, Applicability, in the Zoning Ordinance related to the I-35 Corridor Overlay.

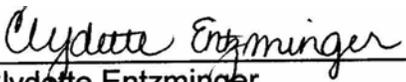
**C. REPORTS**

9. **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 10:15 a.m. on September 3, 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 \_\_\_\_\_