

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
STAFF CONFERENCE ROOM, 1ST FLOOR
FEBRUARY 22, 2011, 5:00 P.M.
WORK SESSION AGENDA**

Staff will present the following items:

1. Discuss, as may be needed, Regular Meeting agenda items for the meeting posted for Tuesday, February 22, 2011.
2. Appoint a representative to the Policy Committee of the Unified Development Code Phase 2 project.
3. Receive and discuss the Planning Director's Report containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code (UDC).

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
CITY COUNCIL CHAMBERS, 2ND FLOOR
FEBRUARY 22, 2011, 5:30 P.M.
REGULAR MEETING AGENDA**

1. _____ Invocation
2. _____ Pledge of Allegiance

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:

- Item 1:** [Approval of Minutes](#): Work session and the regular meeting of February 7, 2011.
- Item 2:** [P-FY-11-15](#): Consider and take action on the Final Plat of The Greens On 205 Loop, Phase 3, a 14.08± acre, 42-lot residential subdivision, located on the north side of 205 Loop, east of Turley Drive. Zoned: Two Family (Turley Associates for Gopal Guttikonda)

B. ACTION ITEMS

- Item 3:** [Z-FY-11-16](#): Hold a public hearing to discuss and recommend action on a rezoning from Two-Family Dwelling District (2F) to General Retail District (GR) on Lot 1, Block 1, Jennings Addition, located at 1603 W. C Avenue. (Earl and Sarah Arnold)

- Item 4:** [Z-FY-11-17:](#) Hold a public hearing to discuss and recommend action on a rezoning from Single Family One District (SF1) to Two Family District (2F) on Lot 4, Block 1, Bruner Brothers Addition, located at 1303 South 2nd Street. (David Patterson for Marie Curtis Family, Ltd)
- Item 5:** [Z-FY-11-18:](#) 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 on a Portion of Lots 11,12,and 13, Block 25, Roach Addition, commonly known as 313 E. Central Avenue, zoned Central Area (CA) District. (Mohammed Naveed Usman for Galaxy Retail, Inc.)
- Item 6:** [Z-FY-11-19:](#) Hold a public hearing to discuss and recommend action on a rezoning from Agriculture District (AG) to General Retail District (GR) on Outblock 726-B, located West of S. 5th Street and South of Canyon Creek Drive. (David Patterson on behalf of Friars Ridge, LTD)
- Item 7:** [Z-FY-11-06:](#) Hold a public hearing to consider and recommend action on an amendment to Articles 2, 3, and 11 of the Unified Development Code regarding final decision-making authority for Sidewalk Waivers and the establishment of definitions for a sidewalk and a trail.

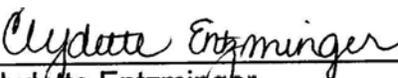
C. REPORTS

- Item 8:** Receive and discuss the Planning Director's Report containing items for future meetings regarding subdivision plats, zoning cases, conditional use permits, annexations, and proposed text amendments to the Unified Development Code. ***(continued, if not completed in Work Session)***

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 3:10 p.m. on February 16, 2011.



 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 _____ 2011 .

_____ Title: _____