

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
STAFF CONFERENCE ROOM, 1<sup>ST</sup> FLOOR  
MARCH 21, 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 Monday, March 21, 2011.
2. 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, 2<sup>ND</sup> FLOOR  
MARCH 21, 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 March 7, 2011.
- Item 2:** [P-FY-11-13](#): Consider and take action on the Final Plat of Village of Sage Meadows, Phase V, with 34 residential lots planned for single-family uses on 6.9± acres of land located south of Tarver Drive, north of Hogan Road and east of SH 317. Zoned PD-SF-2 and PD-SF-3. (All County Surveying for KB Home)
- Item 3:** [P-FY-11-17](#): Consider and take action on the Final Plat of CJC Properties Subdivision, a 2.39± acre 5-lot non residential subdivision located along the west side of the 5100 block of South General Bruce Drive, North of Midway Drive

## B. ACTION ITEMS:

- Item 4:** [Z-FY-11-23](#): Hold a public hearing to discuss and recommend action on a rezoning from Single Family Two District (SF2) to Two Family District (2F) on 30.9 ± acres of land being out of the Maximo Moreno Survey, Abstract 14, City of Temple, Bell County, Texas, located along the west of South 5th Street, between Canyon Creek Drive and Silver Stone Drive.
- Item 5:** [Z-FY-11-24](#): Hold a public hearing to discuss and recommend action on a rezoning from Neighborhood Services District (NS) to General Retail District (GR) on Lot 1-A, Block 1, Canyon Creek Place II Addition, located at 1710 Canyon Creek Drive.
- Item 6:** [Z-FY-11-25](#): Hold a public hearing to discuss and recommend action on a rezoning from Light Industrial District (LI) to Central Area District (CA) on Lot One, Block 1, Original Town Plat, located at 201 South Main Street.
- Item 7:** [Z-FY-11-21](#): Hold a public hearing and discuss and recommend action on a rezoning from TMED (T4) to TMED (T5-c) on the South 31.31 Feet of Lot 9 and Lots 10, 11 and 12, Block 6, Hollywood Addition located at 2114 South 5th Street.
- Item 8:** [Z-FY-11-20](#): Hold a public hearing to discuss and recommend action on an amendment to Article 6.3, TMED, Temple Medical and Educational District, of the Unified Development Code including additions to the use table concerning nursing home/assisted living, amending parking and garage requirements for special districts, designating specific trees for street tree application and addressing residential applicability.
- Item 9:** [Z-FY-11-22](#): Hold a public hearing to discuss and recommend action on an amendment to Section 3.14, Sign Permit, of the Unified Development Code related to the re-facing of signs.

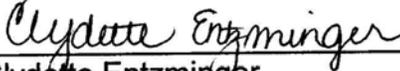
## C. REPORTS:

- Item 10:** 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 9:15 a.m. on March 17, 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 \_\_\_\_\_