

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
STAFF CONFERENCE ROOM, 1ST FLOOR
JUNE 6, 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, June 6, 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, 2ND FLOOR
JUNE 6, 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 May 16, 2011.

B. ACTION ITEMS:

Item 2: **P-FY-10-03** - Hold a public hearing to discuss and recommend action on the Final Plat of Stoffel Estates, 4 residential lots on 6.49 ± acres, located on the north side of Kinne Road in Temple's Western ETJ, with developer requested exceptions to Sections 8.2.1, 8.2.7, 8.1.3, and 8.3 of the Unified Development Code, originally platted on September 21, 1973 as Lot 12, Block 1, Re-Subdivision of Cliff Estates, in Cabinet A, Slide 191-A, Bell County. (Turley Associates for A.E. Stoffel)

Item 3: **P-FY-11-31** – Consider and take action on the Final Plat of Alta Vista I, a 37.22± acres, 171-lot residential subdivision, with developer requested exceptions to Section 8.3.1:Requirements for Park Land Dedication, located

on the east side of South 5th Street, south of Echo Village Subdivision and across from Wyndham Hill Parkway. Zoned Single Family Two (Applicant: W&B Development)

- Item 4:** [P-FY-11-32\(A\)](#) – Consider and recommend action on an appeal of Sec. 6.7.8.D.3 of the Unified Development Code related to exterior building material requirements in the I-35 Corridor Overlay Zoning District for a proposed 35,100± square-foot building located at 6910 N. General Bruce Drive. (Chauncey Mansell for Mueller, Inc.)
- Item 5:** [Z-FY-11-27](#) – Hold a public hearing to discuss and recommend action on a rezoning from Office One District (O1) to Office Two District (O2) on Lots 1 and 2, Block 1, Mullins Southwest Addition, located at 5293 and 5297 South 31st Street. (Bobby Arnold)
- Item 6:** [Z-FY-11-28](#) – Hold a public hearing to discuss and recommend action on a rezoning from Agricultural District (AG) to Commercial District (C) on 3 ± acres of land pending annexation into the Temple city limits, being part of the Sarah Fitzhenry Survey, Abstract No. 312, Bell County, Texas, located along the east side of State Highway 36 at the intersection with Moffat Road. (Frank J. Lawson)
- Item 7:** [Z-FY-11-29 \(A\)](#) – Hold a public hearing and consider an amendment to the Thoroughfare Plan to realign the “S” curve on Pea Ridge Road to the north side of Prairie View Road (WBW Development)
- Item 8:** [Z-FY-11-29 \(B\)](#) – Hold a public hearing to discuss and recommend action on a rezoning from Agricultural District (AG) to Single Family Two District (SF2), Commercial District (C), and Multiple Family Two District (MF2) on 210.26 ± acres, situated in the Baldwin Robertson Survey, Abstract 17, Bell County, Texas, located at the southeast corner of FM 317 and Prairie View Road. (WBW Development)
- Item 9:** [Z-FY-11-30](#) – Hold a public hearing to discuss and recommend action on amendments to Unified Development Code Section 5.1, Section 7.6 and Article 11 of the Unified Development Code to establish Storage Container Sales or Rental as a permitted use, to provide standards for the use of semi-trailers, shipping containers, temporary portable storage containers and donation boxes and to establish definitions related to such standards. (City of Temple)
- Item 10:** [Z-FY-11-31](#) – Hold a public hearing to discuss and recommend action on amendments to Article 1 and Section 3.6.4 of the Unified Development Code to establish provisions pursuant to Chapter 245 of the Texas Local Government Code allowing for the vesting of a development project under standards that are in effect on the date the original application or a master plan for a development was filed, to change the expiration date for a Preliminary Plat from two years after it is approved to five years and to allow

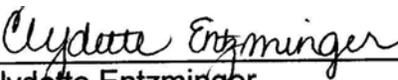
an Administrative Extension procedure for expired Preliminary Plats. (City of Temple)

C. REPORTS

Item 11: 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)**

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 4:08 p.m. on June 2, 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_____