

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
MUNICIPAL BUILDING, 2 NORTH MAIN STREET
STAFF CONFERENCE ROOM, 1ST FLOOR
JULY 18, 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, July 18, 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
COUNCIL CHAMBERS, 2ND FLOOR
JULY 18, 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 July 5, 2011.
- Item 2:** **P-FY-11-37** - Consider a recommendation to approve the Preliminary Plat of Canyon Ridge Phase II and III, a 61.784±-acre, 232-lot residential subdivision, located South of Canyon Creek Drive at Hartrick Bluff Road. Zoned SF-3 and 3F (Applicant: Clark & Fuller for McLean Commercial)

B. ACTION ITEMS:

- Item 3:** **P-FY-11-33** - Consider and recommend action on the Final Plat of Carroll Estes Industrial Subdivision, a 61.50-acre, 3-lot nonresidential subdivision, with developer's requested exception to Section 8.2.7.E of the Unified Development Code requiring fire hydrants to comply with the City's Fire Code, located on the east side of I-35 at the northern City Limits, including a portion of the Temple ETJ. Zoned Light Industrial (Applicant: BSP Engineers for Carroll Estes)

- Item 4: [P-FY-11-35](#) - Consider and recommend action on the Preliminary Plat and Final Plat of Alta Vista II, a 46.56± acre, 245-lot residential subdivision, with developer requested exception to Section 8.3.2 of the Unified Development Code related to cash instead of 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: WBW Development)

- Item 5: [Z-FY-11-29\(A\)](#) – Hold a public hearing to discuss and recommend action on an amendment to the Thoroughfare Plan to realign the proposed “S” curve on Pea Ridge Road to the north side of Prairie View Road. (WBW Development)

- Item 6: [Z-FY-11-39](#) - Hold a public hearing to discuss and recommend action on an amendment to Ordinance No. 2010-4398, originally approved October 21, 2010, Planned Development Single Family One (PD-SF1), to allow a change in the lot layout on a 10-acre tract of land in the Maximo Moreno Survey, Abstract No. 14, City of Temple, Bell County Texas, located on the north side of West FM 92, adjacent to and west of Ridgewood Estates. (Applicant: Sterling Development)

- Item 7: [Z-FY-11-36](#) - Hold a public hearing to discuss and recommend action on a rezoning from General Retail (GR) to Multiple Family Three (MF3) on 12.15 ± acres of land, located on the west side of Hilliard Road, 1,095 ± feet from the intersection of West Adams Avenue and Hilliard Road. (Applicant: Hilliard Corner Partners)

- Item 8: [Z-FY-11-38](#) - Hold a public hearing to discuss and recommend action on a Conditional Use Permit for the sale of alcoholic beverages for on-premise consumption with more than 50% and less than 75% revenue from alcohol sales in a propose pool hall located at 102 South General Bruce Drive. (Applicant: Shane Renkel for Pro Ventures)

- Item 9: [Z-FY-11-40](#) - Hold a public hearing to discuss and recommend action on a rezoning from General Retail District (GR) to Commercial District (C) on Lots 1 and 2, Block, Garden Estates of Temple, Texas, located at the northwest corner of West Adams Avenue and 205 Loop. (Applicant: Grady Rosier of Temple Real Estate Investments for Williamette Property Holdings, Inc.)

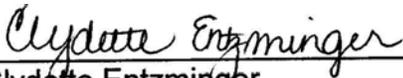
- Item 10: [Z-FY-11-41](#) - Hold a public hearing to discuss and recommend action on a rezoning from Agricultural District (AG) to Commercial District (C) on 29.548 ± acres of land, located at the southwest corner of West Adams Avenue and South Kegley Road. (Applicants: Thomas Baird and Grady Rosier of Temple Real Estate Investments for Bruce Stokes)

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 8:55 a.m. on July 15, 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 _____