

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
STAFF CONFERENCE ROOM, 1ST FLOOR
SEPTEMBER 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 Tuesday, September 6, 2011.
2. Discuss possible weekly optional meetings with Planning Director and individual Commissioners.
3. Present and discuss Draft Development Manual.
4. Reminder about annual conference of the Texas Chapter of the American Planning Association, to be held in Austin, October 5th to 7th, 2011.
5. 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
SEPTEMBER 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 August 15, 2011.
- Item 2:** [P-FY-11-43](#) - Consider and take action on the Final Plat of Hills of Westwood Phase VI, a 8.247 acre ±, 36-lot residential subdivision, on the east side of Iron Gate Drive, north of Tarver Drive and Amber Meadow Loop. (Applicant: Kiella Development)
- Item 3:** [P-FY-11-44](#) - Consider and take action on the Final Plat of Wyndham Hill Phase II, 13.890 acre ±, 66-lot residential subdivision, located on the west

side of South 5th Street, south of Wyndham Hill Parkway. (Applicant: J&B Holdings, Ltd)

B. ACTION ITEMS:

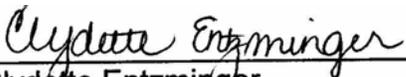
- Item 4:** [Z-FY-11-29\(A\)](#) – Hold a public hearing and consider an amendment to the Thoroughfare Plan to realign the proposed “S” curve on Pea Ridge Road to the north side of Prairie View Road. (Applicant: WBW Development)
- Item 5:** [Z-FY-11-44](#) – Hold a public hearing to discuss and recommend action on a rezoning from Commercial District (C) to Planned Development Commercial District (PD-2F) District on Lot 1, Block 1, West Ridge Commercial, Phase 1, located at the southeast corner of East Ridge Boulevard and 205 Loop.
- Item 6:** [Z-FY-11-45](#) – Hold a public hearing to discuss and recommend action on a rezoning from Agricultural District (AG) to Commercial District (C) on 10.143 ± acres of land, located at the northeast corner of Martin Luther King, Jr. Drive and State Highway 36. (Applicant: Sam Trinh for Patrick Wheeler)
- Item 7:** [Z-FY-11-46](#) –Discuss and take action_on an appeal of Section 6.7 of the Unified Development Code related to standards in the I-35 Corridor Overlay Zoning District for a proposed 4,200 square-foot addition to an existing service shop at 5508 South General Bruce Drive. (Gene Doss for Jim Tranum)

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)**

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 11:10 a.m. on September 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 _____