

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
STAFF CONFERENCE ROOM, 1<sup>ST</sup> FLOOR  
OCTOBER 17, 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, October 17, 2011.
2. Reminder of proclamation presentation for National Community Planning Month at City Council meeting on Thursday, October 20, 2011.
3. Commissioner and Staff feedback on Texas APA Conference.
4. 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  
OCTOBER 17, 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 October 3, 2011.
- Item 2:** **P-FY-11-48** - Consider a recommendation to approve the Final Plat of Canyon Ridge Phase II, a 32.145±-acre, 106-lot two-family residential subdivision, located southeast of Canyon Creek Drive at Hartrick Bluff Road. (Justin Fuller of Clark and Fuller, PLLC on behalf of McLean Commercial, LTD.)

**B. ACTION ITEMS:**

- Item 3:** **Z-FY-11-49** - Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow a permanent concrete batch plant on 3.787 ±

acres of land situated in the City of Temple, Bell County, Texas, being a part of the Nancy Chance Survey, Abstract #5 and the T.M. Boggus Survey, Abstract #84, located at 4158 Shallow Ford West Road. (Yong Mullins of Americrete Concrete for Brittney Williams)

**Item 4:** [Z-FY-11-48](#) 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 on behalf of Galaxy Retail, Inc.)

**Item 5:** [Z-FY-11-51](#) Hold a public hearing to discuss and recommend action on a rezoning from Multi Family One District (MF1) to General Retail District (GR) ± 0.6 acres in Abstract 5, located on the north side of W. Adams Avenue/FM 2305, ±185-feet west of Holy Trinity Catholic High School driveway, generally known as 6758 W. Adams Avenue. (BSP Engineers for Lisa Joshlin)

**Item 6:** [Z-FY-12-03](#) Discuss and take action on an appeal of Section 6.7.5.F, Landscaping, of the Unified Development Code related to standards in the I-35 Corridor Overlay Zoning District for a proposed vehicle sales establishment at 7455 South General Bruce Drive. (JJA Properties)

### C. REPORTS

**Item 7:** 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)***

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 9:20 AM, on October 13, 2011.

  
\_\_\_\_\_  
Lacy Borgeson  
City Secretary

**SPECIAL ACCOMMODATIONS:** Persons with disabilities, who have communication or accommodation needs and desire to attend the meeting, should notify the City Secretary's Office by mail or by telephone 48 hours prior to the meeting.

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 \_\_\_\_\_ the \_\_\_\_\_ day \_\_\_\_\_ 2011. \_\_\_\_\_ Title \_\_\_\_\_