

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
STAFF CONFERENCE ROOM, 1ST FLOOR
NOVEMBER 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 Tuesday, November 21, 2011.
2. Receive and discuss a presentation on the I-35 Overlay zoning district
3. 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
NOVEMBER 21, 2011, 6:00 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.

- Item 1:** [Approval of Minutes](#): Work session and the regular meeting of November 7, 2011.
- Item 2:** [P-FY-11-39](#) Consider and take action on the Final Plat for Lago Terra Subdivision, a 47.36± acre, 78-lot residential subdivision, located on the west side of Morgan's Point Road, south of Bonnie Lane. Zoned PD-SF1 (Applicant: Victor Turley for McLean Commercial, LTD)
- Item 3:** [P-FY-12-06](#) Consider and take action on the Final Plat of West Ridge Village Addition, a 11.503 ± acre, 13-lot duplex residential subdivision located at the southeast corner of East Ridge Blvd. and 205 Loop. Zoned PD- 2F (Applicant: All County Surveying for Grady Rosier of Temple Real Estate Investments, Inc)

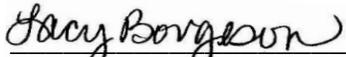
B. ACTION ITEMS:

- Item 4:** [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. (Applicant: Turley Associates and Yong Mullins of Americrete Concrete for Brittney Williams, property owner)
- Item 5:** [Z-FY-12-06](#) Hold a public hearing to discuss and recommend action on a rezoning from Agricultural (AG) to Urban Estates (UE) on 11.759 acres in the George W. Lindsey survey, Abstract No. 513, Bell County, TX, located North of FM 2305 and North of Inverness Drive. (Applicant: Turley Associates for Kiella Land Development)
- Item 6:** [Z-FY-12-07](#) Hold a public hearing to discuss and recommend action on a rezoning from Agriculture (AG) to Single Family One (SF1) on 19.065 acres in Abstract 513, located on the southeast corner of Morgan's Point Road and Bonnie Lane. (Applicant: Jason Carothers of Carothers Executive Homes)
- Item 7:** [Z-FY-12-01](#) Hold a public hearing to discuss and recommend action on an amendment to Ordinance 2008-4230, Temple Comprehensive Plan, Section 3: Future Land Use and Character Plan Map, Figure 3.1. (Applicant: City of Temple)
- Item 8:** [Z-FY-12-08](#) Hold a public hearing to consider and recommendation action on an amendment to the Thoroughfare Plan to designate the existing and future Westfield Boulevard from West Adams Avenue to State Highway 36 as an arterial road and to reclassify N. Pea Ridge Road from West Adams Avenue to State Highway 36 from a minor arterial to a collector road. (Applicant: Turley Associates for Kiella Land Development)
- Item 9:** [Z-FY-12-05](#) Hold a public hearing to consider and recommend action on amendments to Articles 3, 5, 6 and 11 of the Unified Development Code to: allow the City Council to add a time limit to the approval of a Conditional Use Permit; add "Recreational Vehicle Park" and "Transitional Shelter" as Conditional Uses in the use table; increase the setbacks for street trees in the TMED zoning district; amend sidewalk and sign requirements in the Interstate 35 Corridor Overlay zoning district; and to establish definitions related to such standards. (Applicant: City of Temple)

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*)

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 8:15 AM, on November 17, 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 _____