

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
STAFF CONFERENCE ROOM, 1ST FLOOR
JUNE 18, 2012, 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 18, 2012.
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 18, 2012, 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.

Item 1: [Approval of Minutes](#): Work session and the regular meeting of May 7, 2012.

B. ACTION ITEMS:

Item 2: [P-FY-12-21](#) – Hold a public hearing to consider and take action on the Final Plat of Residences at D'Antoni's Crossing # 4, a 1.002 ± acre 2-lot residential subdivision, being a replat of Lots 3, 4, and 5 of Block 2 of Residences at D'Antoni's Crossing # 2, located along the north intersection of Venice Parkway and Naples Drive (Applicant: Carl Pearson for Bobby Arnold).

Item 3: [P-FY-12-22](#) - Consider and take action on the Final Plat of West Adams Addition, a 1.620 ± acres, 1-lot, 1-block nonresidential subdivision, with developer's requested exception to Section 8.5.1 of the Unified Development Code requiring perimeter street fees, located at the southwest corner of West Adams Avenue and South Kegley Road. (Applicant: Vannoy & Associates on behalf of Temple Real Estate Investments.)

- Item 4:** [P-FY-12-24](#) - Consider and recommend action on the Final Plat of Sommer Estates, a 10.00 acres ±, 2 –lot, 1-block residential subdivision, with developer’s requested exceptions to Sections 8.1.3 and 8.2.7 of the Unified Development Code requiring fire hydrants and Section 8.3.2 of the Unified Development Code requiring a payment of park fees or park land dedication, located at the northwest corner of Luther Curtis Road and Franklin Road, in Temple’s northern Extra Territorial Jurisdiction. (Applicant: All County Surveying for Andrew & Rhonda Sommer)
- Item 5:** [Z-FY-12-46-A](#) - Hold a public hearing to discuss and recommend action on a rezoning from Agricultural District (AG) to Light Industrial District (LI) on 8.273 ± acres, a part of the S. Bottsford Survey, Abstract Number 118, Bell County, Texas, located at 7300 and 7330 North General Bruce Drive and 7205, 7305 and 7325 Pegasus Drive. (Teresa Lange-Lamar Advertising for A.C. Boston)
- [Z-FY-12-46-B](#) - Hold a public hearing to discuss and recommend action on a rezoning from Agricultural District (AG) to Light Industrial District (LI) on 15.345 ± acres, a part of the S. Bottsford Survey, Abstract Number 118, Bell County, Texas, located at 7590 North General Bruce Drive and 7405 and 7445 Pegasus Drive. (Teresa Lange-Lamar Advertising for A.C. Boston)
- Item 6:** [Z-FY-12-47](#) - Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow the sale of alcoholic beverages for on-premise consumption more than 50% and less than 75% of the gross revenue in a restaurant, on Lot 9, Block 2, Commerce Park Commercial Subdivision, a replat of a portion of Lots 3, 4, 5, & 7, Block 2, Commercial Park Commercial Subdivision, located at 221 SW H K Dodgen Loop. (Kenny Martin for B-Dells Fire and Ice Grill)
- Item 7:** [Z-FY-12-48](#) – Consider approving an Appeal of Standards in Sec. 6.7 of the Unified Development Code related to the I-35 Corridor Overlay Zoning District for improvements to an existing vehicle sales establishment located at 3207 South General Bruce Drive (Mac Haik).
- Item 8:** [Z-FY-12-49](#) – Hold a public hearing to consider and recommend action on an amendment to Ordinance 2010-4413, Temple Unified Development Code, Articles 3, 5, 7, and 8 of the Unified Development Code to: 1) add requirement for Site Plan and establish review procedures and submission standards related to such requirement; 2) clarify language related to requirement for enclosure of Major Vehicle Repair; 3) clarify language related to Access and Circulation standards; 4) add requirement for Curb and Gutter for off-street parking and landscaping; 5) amend required size of subdivision Water and Wastewater Mains; and 6) eliminate developer cost participation requirements on certain streets adjacent to subdivisions.

C. REPORTS

- Item 9:** 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 11:45 AM, on June 14, 2012.



Lacy Borgeson, TRMC
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 of _____, 2012. Title _____.