

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
STAFF CONFERENCE ROOM, 1<sup>ST</sup> FLOOR  
SEPTEMBER 4, 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 Tuesday, September 4, 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, 2<sup>ND</sup> FLOOR  
SEPTEMBER 4, 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 August 20, 2012.

**Item 2:** [P-FY-12-19](#): Consider and take action on the Final Plat of The Campus At Lakewood Ranch Phase VIII, a 15.047 ± acres, 19-lot, 3 block residential subdivision, located at the north end of Richland Drive, north of The Campus At Lakewood Ranch Phase VII. (Applicant: Turley Associates for Kiella Development)

**Item 3:** [P-FY-12-33](#): Consider and take action on the Final Plat of Village of Sage Meadows Phase VI, a 15.12 ± acres, 66-lot, 3-block residential subdivision, located on the south side of Tarver Drive, across from Green Pasture Drive. (Applicant: BSP Engineers for K B Homes Lone Star Inc).

**B. ACTION ITEMS**

**Item 4:** [P-FY-12-29](#): Hold a public hearing to consider and take action on the Final Plat of Nathans Addition Phase 2, a 0.257 ± acre, 2-lot, 1-block residential subdivision being a replat of Lot 8 Block G, Nathans Addition located along the southeast corner of Avenue C and South 22nd Street at 1202 and 1204 East Avenue C.

**Item 5:** [Z-FY-12-58](#): Hold a public hearing to discuss and recommend action on a zone change from Heavy Industrial District (HI) to Multiple Family Two District (MF-2) on

12.163 ± acres, being a part of land situated in the Redding Roberts Survey, Abstract No. 692, Bell County, Texas, located at 3000 South General Bruce Drive.

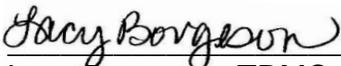
**Item 6:** [Z-FY-12-59](#): Hold a public hearing to discuss and recommend action on a zone change from Agricultural District (AG) to General Retail District (GR) on 1.053 ± acres out of the Nancy Chance Survey, Abstract No 5, Bell County, Texas, located at 3408 and 3410 South Kegley Road.

**Item 7:** [Z-FY-12-52](#): Hold a public hearing to discuss and recommend action on an amendment to Ordinance 2010-4413, Temple Unified Development Code, Articles 3, 7, and 8 of the Unified Development Code to: 1) add requirement for a preliminary plat for certain subdivision projects; 2) eliminate language relating to the numbering of lots and blocks 3) insert reference to new drainage standards; 4) establish conditions for waiver of fire hydrants in the Extraterritorial Jurisdiction (ETJ); 5) establish conditions for waiver of dedication of parkland in the ETJ; 6) eliminate requirements for the construction of certain sidewalks in Industrial Parks; and amend cost sharing for construction costs of certain sidewalks.

## 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)***

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 3:00 PM, on August 30, 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 \_\_\_\_\_.