

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
STAFF CONFERENCE ROOM, 1<sup>ST</sup> FLOOR  
DECEMBER 17, 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, December 17, 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  
DECEMBER 17, 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 November 19, 2012.

**B. ACTION ITEMS**

**Item 2: P-FY-12-36:** Consider and take action on the Final Plat of King's Cove, a 6.464 ± acres, 5-lot, 1-block residential subdivision, located north of the intersection of Rocky Lane and King's Cove. (Applicant: All County Surveying for Edanbra Development)

**Item 3: Z-FY-13-01:** Hold a public hearing to discuss and recommend action on permanent zoning from Agricultural District (AG) to Planned Development-Single Family One District (PD-SF-1) at 305 Ben Nevis Lane, located on Lot 4, Block 1, The Highlands Phase 1.

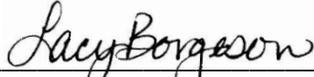
**Item 4: Z-FY-13-02:** Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow an off-premise sign (billboard) on the NW part of Lot 1, Block 1, Hillside Addition, located at 3010 South General Bruce Drive. (Applicant: Lamar Advertising)

- Item 5: Z-FY-13-03:** Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow an off-premise sign (billboard) on 5.71 acres, part of the Nancy S. Ferguson Survey, Abstract No. 222, City of Temple, Bell County, Texas, located at 2502 North General Bruce Drive. (Applicant: Lamar Advertising)
- Item 6: Z-FY-13-04:** Hold a public hearing to discuss and recommend action on a zone change from Agricultural District (AG) to Single Family Three District (SF-3) on 64.073 ± acres and Office Two District (O-2) on 9.665 ± acres, situated in the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located on the west side of Old Waco Road, adjacent to Westwood Estates and Hills of Westwood, south of Jupiter Drive.
- Item 7: Z-FY-13-05:** Consider and make a recommendation on an Appeal of Standards in Section 6.7, Unified Development Code related to the I-35 Corridor Overlay Zoning District for landscaping and parking for Texas Roadhouse, located at 624 North General Bruce Drive.
- Item 8: Z-FY-13-06:** Consider and make a recommendation on an Appeal of Standards in Section 6.7, Unified Development Code related to the I-35 Corridor Overlay Zoning District for landscaping and building improvements for Johnson Brothers Ford located at 503 and 615 North General Bruce Drive.

**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 3:15 PM, December 13, 2012.

  
 \_\_\_\_\_  
 City Secretary, TRMC  
 City of Temple

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

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.  
 Name/Title \_\_\_\_\_