

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
STAFF CONFERENCE ROOM, 1ST FLOOR
JULY 15, 2013, 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, July 15, 2013.
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
JULY 15, 2013, 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 July 1, 2013.

B. ACTION ITEMS

Item 2: [P-FY-13-13](#): Consider and take action on the Final Plat for Brazos Bend Subdivision, a + 5.50 acre, 19-lot, 2 tract, 1- block, Office-2 (O-2) residential subdivision, located on the west side of Old Waco Road, north of Brandon Drive. The property is addressed as 510 Old Waco Road. (All County Surveying)

Item 3: [P-FY-13-30](#): Consider and recommend action on the Preliminary Plat of Brayson Crossing, a 6.008 ± acres, 9-lot, 1-block residential subdivision with a requested exception to Unified Development Code Section 8.3 C: Park Land Dedication: General Requirements in the Extraterritorial Jurisdiction to waive park fees and a requested exception to Chapter 12 of the Code of Ordinances, Section 12-10, Fire Apparatus Access Roads, to allow a private apparatus access road that has a combined pavement and concrete ribbon curb width of no less than thirteen feet, instead of the minimum required width of eighteen feet on both sides of an entrance island, located in the western E.T.J., at the

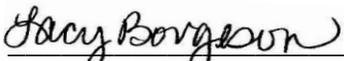
northeast corner of FM 439 and Sparta Loop. (Applicant: Mitchell & Associates for JRBC Investments LLC)

- Item 4:** [P-FY-13-32](#): Consider and take action on the Final Plat of Wyndham Hill Addition Phase III, a 15.534 ± acres, 60-lot, 5-block residential subdivision, located on the west side of South 5th Street, west of Wyndham Hill Parkway. (Gary Freytag for Belfair Development, Inc.)
- Item 5:** [Z-FY-13-27](#): Hold a public hearing to discuss and recommend action on a zone change from Agricultural District (AG) to Single Family Dwelling 1 District (SF-1) on 17.65 ± acres, being part of the S.P. Terry survey, Abstract No. 812, in Bell County, Texas, located on the north side of FM 2305 east of Arrowhead Point Road. (Applicant: Brad Dusek)
- Item 6:** [Z-FY-13-28](#): Hold a public hearing to consider and recommend action on a zone change from Planned Development-Single Family Two District to Multiple Family One District on 35.22 ± acres; Planned Development-Single Family Two District to General Retail District on 3.40 ± acres; Planned Development-General Retail District to Multiple Family One District on 1.27 ± acres; and Planned Development-General Retail District to General Retail District on 10.80 ± acres, being out of and part of a called 50.691 ± acres of land out of the Maximo Moreno Survey, Abstract 14, Bell County, Texas located at the northeast corner of South 5th Street and F.M. 93.

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 1:30 PM, on July 12, 2013.



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 _____, 2013. Title _____.