

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
NOVEMBER 4, 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, November 4, 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
NOVEMBER 4, 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 October 22, 2013.

B. ACTION ITEMS

Item 2: [P-FY-13-38](#) – Consider and recommend action on the Preliminary Plat of Carriage House Trails, a 60.31 ± acres, 195 lot, residential subdivision, with a developer requested exception to the Design Criteria – Residential Subdivision Entrances, related to temporary emergency vehicle access and a developer requested exception to Section 8.3.1A of the Unified Development Code related to the payment of required park fees, located along the east side of Carriage House Drive, east of Oak Hills Drive & Trailridge Drive. (Applicant: Jason Carothers)

Item 3: [P-FY-13-41](#) – Hold a public hearing to consider and recommend action on the Final Plat of G2K North, a 7.731 ± acres, 2-lot, 1-block nonresidential subdivision, being a replat of Lot 2, Block 1, Joshlin Subdivision, located on the north side of West Adams Avenue, east of Hilliard Road and west of Holy Trinity High School.

Item 4: [Z-FY-13-33](#) – Hold a public hearing to discuss and recommend action on a zone change from Light Industrial District (LI) to Heavy Industrial District (HI) with a Conditional Use Permit (CUP) for a Heat Kiln and Wood Chipper on ± 19.68 acres, being part of the Nancy Ferguson Survey, Abstract No. 322, Bell County, Texas,

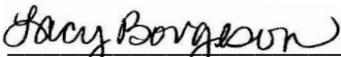
located on the south side of Industrial Boulevard, adjacent to and east of the Burlington Northern Santa Fe (BNSF) Railroad. (Applicant: David Neman for Arthur Brashear)

- Item 5:** [Z-FY-14-01](#) – Hold a public hearing to discuss and recommend action on a zone change from Agricultural District (AG) to Single- Family Two District (SF-2) on 128.051 ± acres of land being part of the Baldwin Robertson Survey, Abstract 17, Bell County, Texas, located on the east side of SH 317, past the FM 2483 intersection and extending to the west side of North Pea Ridge Road. (Applicant/Property Owner – Gary W. Purser Jr.)
- Item 6:** [Z-FY-14-02](#) – Hold a public hearing to discuss and recommend action on a zone change from a combination of Light Industrial (LI) and Commercial District (C) to Multiple Family Dwelling One (MF-1) District to Lots 3 and 4, Block 12, Northwest Hills, 1st Extension Replat of Blocks 11 & 12, addressed as 2201 and 2205 Valley Forge Avenue. (Applicant: Pat Dauphinais for Duane Hoffmann)
- Item 7:** [Z-FY-14-03](#) – Hold a public hearing to discuss and recommend action on a Conditional Use Permit (CUP) to allow the sale of alcoholic beverages for on-premise consumption where sales will be more than 50% and less than 75% of the gross revenue for The Patio On Main Restaurant/Bar, on Lot 15, Block 21, Temple Original, located at 12B South Main Street. (Applicant: James Stewart)

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 10:00 AM, on November 1, 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 _____.