

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
JANUARY 6, 2014, 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, January 6, 2014.
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
JANUARY 6, 2014, 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 December 16, 2013.

B. ACTION ITEMS

Item 2: [P-FY-13-44](#) - Consider and take action on the Final Plat of The Ranch At Woodland Trails Phase II, a ± 13.545 acre, 22-lot, 1-block, residential subdivision, located west of Canyon Trail and west of FM 2271, located in Temple's western E.T.J.

Item 3: [P-FY-13-45](#) - Hold a public hearing to consider and recommend action on the Final Plat of Gillmeister Addition, Phase Two, a 5.582 ± acres, 3-lot, 1-block nonresidential subdivision, being a replat of Lot 2, Block 1, Gillmeister Addition, located at the southwest corner of the intersection of Gillmeister Lane and South General Bruce Drive/IH-35.

Item 4: [Z-FY-13-29](#) - 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 26.88 +/- acres, being part of the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located south of Poison Oak Road, east of South Pea Ridge Road.

- Item 5:** [Z-FY-14-12](#) - Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow a used tire service and repair facility to be located within the I-35 Overlay Zone, Lot 3, Block 13, Temple Heights subdivision, County of Bell, Texas, addressed as 2815 South General Bruce Drive.
- Item 6:** [Z-FY-14-15](#) - Hold a public meeting to consider and recommend action on a conditional use permit to allow a pet crematorium within a new 1500 square foot building on a portion of Lot 1, Block 1, Gosney Commercial Subdivision, Bell County, Texas, addressed as 2055 Scott Boulevard.
- Item 7:** [Z-FY-14-16](#) - Hold a public hearing to discuss and recommend action for a zoning change from Heavy Industrial (HI) District to PD (HI) District in the I-35 Corridor Overlay on 2.00 +/- being a tract of land out of and a part of the George Givens Survey, Abstract No. 345, addressed as 4206 South General Bruce Drive.
- Item 8:** [Z-FY-14-17](#) - Hold a public hearing to discuss and recommend action on a Conditional Use Permit (CUP) to construct a freestanding 180 foot personal wireless cell tower and ground equipment on a tract of land situated in the John J. Simmons Survey, Abstract No.737, located at 7378 State Highway 317.
- Item 9:** [O-FY-14-04](#) - Consider adopting a resolution authorizing an Appeal of Standards in Section 6.7 of the Unified Development Code related to the I-35 Corridor Overlay Zoning District for landscaping etc., located at 3555 S. General Bruce Drive.

C. REPORTS

- Item 10:** 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 January 3, 2014.



 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 _____, 2014. Title _____.

_____ Title: _____