

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
MARCH 3, 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, March 3, 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
MARCH 3, 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 February 18, 2014.

B. ACTION ITEMS

Item 2: [P-FY-13-31](#) – Hold a public hearing to consider and take action on the Final Plat of Central and 31st Addition, a 2.066 +/- acre, 1-lot, 1 block non-residential subdivision, being a Replat of Lots 1-12, Block 8, Freeman Heights Addition, located at the southeast corner of South 31st Street and West Central Ave.

Item 3: [P-FY-14-05](#) – Consider and take action on the Final Plat of Fettig Subdivision, a 3.00 ± acres, 4 lot non-residential subdivision located at the northeast corner of West Adams Avenue and Beaver Loop.

Item 4: [P-FY-14-07](#)- Hold a public hearing to consider and recommend action on the Final Plat of Airport Park at Central Pointe, Phase II, a 19.505-acre, 3-lot, 1 block, nonresidential subdivision, being a replat of Lot 1, Block 2, Airport Park at Central Pointe, Phase I, located at the southwest corner of Central Pointe Parkway and Old Howard Road.

Item 5: [P-FY-14-11](#) - Consider and take action on the Preliminary Plat of Legacy Ranch, a 103.07 +/- acres, 183-lot, 12-block, residential and nonresidential subdivision with

a requested exception to Unified Development Code Section 8.2.1.D.4.b: Projection of Streets, regarding street openings every 1000 feet, located at the northwest corner of FM 1741 (South 31st Street) and West FM 93.

- Item 6:** [Z-FY-14-20](#) – Hold a public hearing to consider and recommend action on a rezoning from Agricultural District (AG) to Commercial District (C) on 5.01 +/- acres, situated in the Maximo Moreno Survey, Abstract 14, Bell County Texas, located on the north side of East Adams Avenue, addressed as 2312 East Adams Avenue.
- Item 7:** [Z-FY-14-21](#) - Hold a public hearing to consider and recommend action on a rezoning from Agricultural District (AG) to Two-Family District (2-F) on 17.95 +/- acres, and from Agricultural District (AG) to Office-Two District (O-2) on +/- 3.64 acres, being part of the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located on the west side of Old Waco Road and the east side of South Pea Ridge Road, east of Westwood Estates
- Item 8:** [O-FY-14-06](#) - Consider adopting a resolution authorizing an Appeal of Standards in Section 6.7.5(j) of the Unified Development Code related to the I-35 Corridor Overlay Zoning District for signs, located on Lots 1-4, Block 1, Gateway Center. 4501 South 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 1:45 PM, on February 27, 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: _____