

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
PLANNING CONFERENCE ROOM  
APRIL 7, 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, April 7, 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, 2<sup>ND</sup> FLOOR  
APRIL 7, 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 March 17, 2014.

**B. ACTION ITEMS**

**Item 2:** [P-FY-13-34](#) - Consider and take action on the preliminary plat of Lake Pointe Phase III, a 67.71 +/- acres, 321 lot, 11 block, 5 tract residential subdivision, located south of Prairie View Road and west of North Pea Ridge Road, being part of the Baldwin Robertson Survey, Abstract No. 17, City of Temple, Bell County, Texas.

**Item 3:** [P-FY-14-23](#) - Consider and take action on the Final Plat of Crescent View Commercial Phase 3, a 29.953 +/- acre, 8-lot, 1 block, nonresidential subdivision, located at the southeast corner of West Adams Avenue and Old Waco Road, situated in the Nancy Chance Survey, Abstract No. 5, City of Temple, Bell County, Texas.

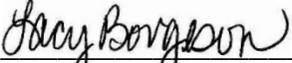
**Item 4:** [Z-FY-14-22](#) – Hold a public hearing to discuss and recommend action on a rezoning from Agricultural District (AG) to Light Industrial District (LI) on 44.20 +/- acres, situated in the Mercer Phelan Survey, Abstract 659 and the J. W. Christian Survey, Abstract 1070, Bell County, Texas, located at the southwest corner of NW Loop 363 and Pegasus Drive.

- Item 5:** [Z-FY-14-23](#) - Hold a public hearing to consider and recommend action on permanent zoning upon annexation of a tract of land consisting of a total 49.979 +/- acres, where 42.440 +/- acres are proposed for Single-Family Two (SF-2) District and 7.539 +/- acres are proposed for Office-2 (O-2) District as part of the proposed subdivision plat for The Plains at Riverside, located on the west side of the intersection of Old Waco Road and Riverside Trail.
- Item 6:** [Z-FY-14-24](#) - Hold a public hearing to discuss and recommend action for a site plan review, amending Ordinance No. 2001-2748, originally approved March 1, 2001 Planned Development (Neighborhood Service) District , and further amended by Ordinance No. 2012-4519, March 15, 2012, on Lot 2, Block 1, Johnson Lone Star Properties Addition, located at 7950 North State Highway 317.
- Item 7:** [Z-FY-14-26](#) - Hold a public hearing to discuss and recommend action on a rezoning from Agricultural District (AG) to Commercial District (C) on 11.579 +/- acres, being part of Lot 1, Block 1, D.R.S. Addition, located at 111 Hart Road.
- Item 8:** [Z-FY-14-25](#) - Hold a public hearing to discuss and recommend action on a Conditional Use Permit to allow an off-premise sign (billboard) on a portion of Lot 1, Block 1, D.R.S. Addition, located at 111 Hart Road, Temple, Texas.

**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 5:00 PM, April 2, 2014.

  
 \_\_\_\_\_  
 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 on \_\_\_\_\_ day of \_\_\_\_\_ 2014.  
 \_\_\_\_\_ Title \_\_\_\_\_