

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
PLANNING CONFERENCE ROOM  
APRIL 6, 2015, 4:30 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 6, 2015.
2. Discuss March 6, 2015 American Planning Association (APA) Workshop held at the Central Texas Council of Governments (CTCOG) building.
3. 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 6, 2015, 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 16, 2015.

**B. ACTION ITEMS**

**Item 2:** [Z-FY-15-14](#) - Hold a public hearing to discuss and recommend action on a Conditional Use Permit for a Paint Shop/General Contractor facility on Lot 2, Block 1, Tranum Subdivision Phase VIII, located at 5806 South General Bruce Drive.

**Item 3:** [Z-FY-15-15](#) - Hold a public hearing to consider and recommend action on a rezoning from Agricultural District (AG) to General Retail District (GR) on 4.707 +/- acres situated in the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located at 119 Hilliard Road.

**Item 4:** [Z-FY-15-16](#) – Hold a public hearing to consider and take action on a rezoning from Agricultural District (AG) to General Retail District (GR) on 4.880 +/- acres of land situated in the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located at 215 Hilliard Road.

**Item 5:** [I-FY-15-03](#) – Consider adopting a Resolution authorizing an Appeal of Standards to Sec. 6.7 of the Unified Development Code related to I-35 Corridor Overlay Zoning District for landscaping, lighting, architecture, parking and signage, for a proposed car dealership (Automax Hyundai) at 7565 S. General Bruce Drive.

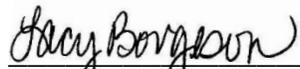
**Item 6:** [P-FY-15-17](#) – Consider and take action on the Final Plat of Canyon Ridge , Phase III, a 29.639 +/- acres, 129-lot residential subdivision, situated in the Maximo Moreno Survey, Abstract 14, Bell County, Texas, located south of Canyon Creek Drive, between Lowe's Drive and South 5th Street.

**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)***

SPECIAL ACCOMMODATIONS: Persons with disabilities who have special communication or accommodation needs and desire to attend the Planning Commission Meeting should notify the City Secretary's Office by mail or telephone 48 hours prior to the meeting date. Agendas are posted on Internet Website <http://www.ci.temple.tx.us>. Please contact the City Secretary's Office at 254-298-5700 for further information.

I hereby certify that a true and correct copy of this Notice of Meeting was posted in a public place at 8:00 AM, April 2, 2015.

  
\_\_\_\_\_  
City Secretary, TRMC  
City of Temple

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 \_\_\_\_\_ 2015.  
\_\_\_\_\_  
Title\_\_\_\_\_