

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
PLANNING CONFERENCE ROOM  
MAY 18, 2015, 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, May 18, 2015.
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  
MAY 18, 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 May 4, 2015.

**B. ACTION ITEMS**

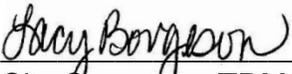
**Item 2:** [Z-FY-15-17](#) – Hold a public hearing to discuss and recommend action on rezoning of +/- 224.549 acres: from Agricultural District (AG), Light Industrial (LI) and General Retail (GR) to Planned Development-General Retail (PD-GR) District; Planned Development-Single Family Dwelling 3 (PD-SF3) District; and Planned Development-Single Family Attached Dwelling 3 (PD-SFA3) District; with a Conditional Use Permit for alcoholic beverage sales where the sale of all alcoholic beverages may be 75% or more of the total revenue; on Outblocks 2060-A, 2062-A, 2063-A, 2064-A, 2065-B, 1102-B, 1102-A, and 1100-B, and Lot 1, Block 2 Westfield Development Phase V, bordering North Pea Ridge Road, Prairie View Road, Stonehollow Drive, Westfield Boulevard, and Hilliard Road.

**Item 3:** [Z-FY-15-18](#) - Hold a public hearing to consider and recommend action to amend Ordinance No. 2014-4689, for a TMED Planned Development District site plan review on 8.146 acres +/-, Lot 4, Block 1, Shoppes on the Hill Subdivision, located at 2510 South 31st Street, for a proposed apartment complex project.

- Item 4:** [Z-FY-15-19](#) – Hold a public hearing to discuss and recommend action on a Conditional Use Permit for Lots 4, 5, 9, and 8 Block 2, Westfield Development Phase IV, located at 7373 and 7349 Honeysuckle Drive, 7348 West Adams Avenue and 7410 West Adams Avenue; allowing for establishments where the gross revenue from the on-premise sale of alcoholic beverages is less than 75% of the total gross revenue of the establishment sales.
- Item 5:** [P-FY-15-19](#) – Consider and recommend action on the Final Plat of Dorsey II Subdivision, a 3.97 +/- acre, 3-lot, 1-block residential subdivision, with a developer requested exception to Section 8.1.3A.7 of the Unified Development Code (UDC) related to required fire hydrants, being a Replat of Lot 3, Block 1, Dorsey Subdivision, as recorded in Cabinet D, Slide 294-A of the real property records of Bell County, Texas, addressed as 7677 Acres Road within the Extra-Territorial Jurisdiction (ETJ) of the City of Temple.
- Item 6:** [P-FY-15-22](#) - Consider and take action on the Westfield Master Preliminary, a 224.54 +/- acres, situated in the Baldwin Robertson Survey, Abstract No. 17 and in the Nancy Chance Survey, Abstract No. 5, both in Bell County, Texas, located on the north of West Adams Avenue, east side of North Pea Ridge Road, south of Prairie View Road with an exception to Unified Development Code Section 8.3: Park Land Dedication.

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 1:45 PM, May 14, 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 \_\_\_\_\_