

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
PLANNING CONFERENCE ROOM  
MAY 16, 2016, 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 16, 2016.
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 (if any) 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 16, 2016, 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 2, 2016.

**B. ACTION ITEMS**

**Item 2:** [Z-FY-16-29](#) – Hold a public hearing to consider and recommend action on a rezoning from Agricultural (AG) District to General Retail (GR) District on 4.889 +/- acres situated in the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located at 419 Hilliard Road.

**Item 3:** [Z-FY-16-30](#) - Hold a public hearing to consider and recommend action on a Conditional Use Permit (CUP) to allow a restaurant where less than 50% of the total gross revenue may be from the sale of all alcoholic beverages with on-premise consumption on Lot 2, Block 1, of the Shoppes on the Hill, Phase II Subdivision, located at 2320 South 31st Street, Suite 100.

**Item 4:** [Z-FY-16-31](#) – Hold a public hearing to discuss and recommend action on a rezoning from Single Family-One District (SF-1) to Planned Development Single Family-One District (PD-SF-1) to allow continued use of existing secondary residential dwellings on Lot part of 4, 6, Block 4, Roselawn Addition, located at 1516 North 5th Street.

**Item 5:** [Z-FY-16-32](#) –Hold a public hearing to consider and recommend action on a rezoning from Two Family (2F) District for the east 40 feet of Lots 1 and 2, Block 1, Fairview Addition (1401 and 1405 S. 33rd Street) and from TMED T5-e located at 1404 South 31st Street to Planned Development District TMED T5-e (PD T5-e) to allow for a commercial parking lot to serve an existing business.

**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.templetx.gov>. Please contact the City Secretary’s Office at 254-298-5700 for further information.

The agenda for this meeting was posted on the bulletin board at the Municipal Building in compliance with the Open Meetings Law at 11:00 AM on May 12, 2016.



Lacy Borgeson  
City Secretary

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 \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_ 2016.

\_\_\_\_\_ Title: \_\_\_\_\_