

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
DECEMBER 6, 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 Tuesday, December 6, 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, 2ND FLOOR
DECEMBER 6, 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 November 21, 2016.

B. ACTION ITEMS

Item 2: [TMED-FY-17-01](#) – Hold a public hearing to consider and recommend action to amend Ordinance No. 2016-4749, for a TMED Planned Development District site plan on .85 +/- acres, Lot 11, Block 1, Highline Addition, to allow for a drive-through restaurant located at 2110 South 31st Street, as well as to amend the overall development site plan to consider allowing a public sidewalk in lieu of a private trail.

Item 3: [Z-FY-17-02](#) – Hold a public hearing to consider and recommend action on a rezoning from Agricultural (AG) to Single Family-One (SF-1) and on permanent zoning upon annexation of a tract of land consisting of a total of 86.91 +/- acres proposed for Single-Family One (SF-1) District, located south of FM 93, east of Southwood Drive and west of Boutwell Road, situated in the Redding Roberts Survey, Abstract 692, Bell County, Texas, in Temple's southern Extra Territorial Jurisdiction (ETJ). ***Applicant requests postponement until the 12/19/16 P&Z meeting to develop a site plan and to amend the zoning request to PD-SF-1 (Planned Development District Single-Family One).***

Item 4: [Z-FY-17-03](#) – Hold a public hearing to consider and recommend action on a rezoning from the Neighborhood Services (NS) zoning district to the Planned Development-General Retail (PD-GR) zoning district on 7.35 +/- acres, 1-lot, 1-block non-residential subdivision, proposed for a mini-storage facility, situated in the Redding Roberts Survey, Abstract No. 692, Bell County, City of Temple, Texas, located at 5785 South 31st Street.

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 4:30 pm on December 2, 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: _____