

**NOTICE OF MEETING
PLANNING AND ZONING COMMISSION
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET
PLANNING CONFERENCE ROOM
FEBRUARY 21, 2017, 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, February 21, 2017.
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
FEBRUARY 21, 2017, 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 February 6, 2017.

B. ACTION ITEMS

Item 2: [Z-FY-17-14](#) - Hold a public hearing to consider and recommend action on a rezoning from Office-One (O-1) zoning district to General Retail (GR) zoning district on 4.820 +/- acres, situated in the Nancy Chance Survey, Abstract No. 5, Bell County, Texas, located at 6490 West Adams Avenue.

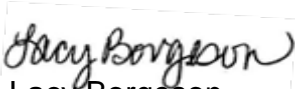
Item 3: [P-FY-16-20](#) - Consider and take action on the Final Plat of Carriage House Trails, Phase II, a 25.089 +/- acres, 73-lot, 4-block residential subdivision, situated in the Baldwin Robertson Survey, Abstract 17, Bell County, Texas, located south of Skyview, and north and northeast of Thicket Trail and Broken Shoe Trail.

Item 4: [Z-FY-17-17](#) - Hold a public hearing to discuss and recommend action on amendments to the City of Temple's Unified Development Code: Article 4 (Sec. 4.5.4) related to Residential Dimensional Standards and Article 5 (Sec. 5.3) related to Specific Use Standards to allow two-family residential dwellings (duplexes) in a Two-Family Dwelling Zoning District for existing platted lots with a width of not less

than 50 feet subject to additional compatibility design standards primarily related to parking, landscaping, and architecture.

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 10:30 am on February 17, 2017.


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 _____ 2017.

_____ Title: _____