

**NOTICE OF MEETING  
PLANNING AND ZONING COMMISSION  
CITY MUNICIPAL BUILDING, 2 NORTH MAIN STREET  
PLANNING CONFERENCE ROOM  
AUGUST 5, 2019, 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, August 5, 2019.
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  
AUGUST 5, 2019, 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 July 15, 2019.

**B. ACTION ITEMS**

**Item 2:** [FY-19-65-PLT](#) - Consider and take action on the Final Plat of South Pointe Phase II, a 12.964 +/- acre, 72-lot, 2-block, 1 tract residential subdivision addressed as 3111 South Martin Luther King Jr. Drive.

**Item 3:** [FY-19-68-PLT](#) - Consider and take action on the Final Plat of The Groves at Lakewood Ranch Phase V, a 12.411 +/- acre, 37-lot, 3-block residential subdivision located east of Bell Springs Drive, north of Becker Drive, west of Stonehouse Lane.

**Item 4:** [FY-19-69-PLT](#) - Consider and take action on the Final Plat of North Gate Phase IV, a 17.511 +/- acre, 90-lot, 4-block, residential subdivision, located north of Broadmoor Cove, and east of Westfield Boulevard.

**Item 5:** [FY-19-17-ZC](#) - Hold a public hearing to discuss and recommend action on a Conditional Use Permit (CUP) with a Site Plan to allow a motorcycle sales and repair facility (Indian Motorcycles) on Lot 1, Block 1, Luby's Subdivision,

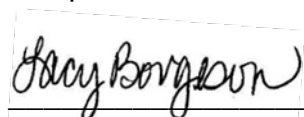
addressed as 3925 South General Bruce Drive, and located within the I-35 Corridor Overlay Gateway Sub-District.

- Item 6:** [FY-19-18-ZC](#) - Hold a public hearing to discuss and recommend action on a rezoning request from Agricultural (AG) zoning to Light Industrial (LI) zoning for 146.852 +/- acres, addressed as 5200 Old Howard Road.
- Item 7:** [FY-19-19-ZC](#) - Hold a public hearing to discuss and recommend action for a rezoning request from Single Family One (SF-1) zoning district to Commercial (C) zoning district on 5.92 +/- acres, addressed as 3308 and 3310 South 5th Street, Temple, Texas.
- Item 8:** [FY-19-21-ZC](#) – Hold a public hearing to discuss and recommend action on a Planned Development (PD) to allow a microbrewery with outdoor seating and play areas, and have mobile food trucks, on 2.239 +/- acres, located at 3508 S. 5th Street.
- Item 9:** [FY-19-20-ZC](#) – Hold a public hearing to discuss and recommend action on a Conditional Use Permit (CUP) to allow a microbrewery for alcohol sales, with a waiver for distance to residential property, on 2.239 +/- acres, located at 3508 S. 5th Street.
- Item 10:** [FY-19-22-ZC](#) – Hold a public hearing to discuss and recommend action to rezone 38 +/- acres of Agricultural (AG) zoned land and amend Ordinance 2016-4810 by rezoning the 42.066 +/- acres currently zoned General Retail (PD-GR), Neighborhood Service (PD-NS), Single Family Attached Three (SFA-3) and Multi-Family Two (MF-2) to Planned Development General Retail (PD-GR), Multi-Family Two (MF-2) and Single Family Two (SF-2) districts, with limitations on the MF-2 portion to senior housing and assisted living not exceeding 2 stories within the First Baptist Church West Campus, accompanied by a corresponding site development plan and addressed as 8015 West Adams Avenue.

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 email at [wsisneroz@templetx.gov](mailto:wsisneroz@templetx.gov) , regular mail, fax: 254-298-5624, or telephone: 254-298-5700, 48 hours prior to the meeting date.

Agendas and the packets with background information related to the above-referenced case(s) are posted on the Planning Department's webpage at Internet Website at <http://templetx.gov/212/Board-Commissions>. 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 4:00 pm on August 1, 2019.



Lacy Borgeson  
City Secretary