

# Photos

**Site: 2945 Martin Luther King Jr. Drive – Land/Undeveloped Use  
Residential and Neighborhood Services  
Property not platted  
Neighborhood Service (NS)**



**Site:View from Case Road – Land/Undeveloped Use  
Residential and Neighborhood Services  
Property not platted  
Neighborhood Service (NS)**



**West: Land/Undeveloped  
Temple Medical & Education District (TMED)  
Villas at Country Lane Addition subdivision  
Agricultural (AG); Office 2 Planned Development (O-2 PD)**





**South: Residential Uses - Duplexes  
Residential and Neighborhood Services  
South Pointe Phase I Subdivision  
Agricultural (AG); Single-Family Attached -3 (SF-3)**



**East: Residential Uses - Apartments  
Residential and Neighborhood Services  
The Village at Meadowbend II  
Multi-Family -1 Planned Development (MF-1 PD)**



**North: Residential Uses - Apartments  
Neighborhood and Residential Services  
The Village at Meadowbend  
Multi-Family -1 Planned Development (MF-1 PD)**





# Tables – FY-24-30-ZC

**Permitted & Conditional Uses Table (Generalized)  
Neighborhood Service (NS) and General Retail (GR)**

Use Type	Neighborhood Service (NS)	General Retail (GR)
Agricultural Uses	Farm, Ranch, Orchard, or Garden	Farm, Ranch or Orchard <b>CUP</b> for Kennel w/o Vet Hospital
Residential Uses	Industrialized Housing; Single Family Attached and Detached; Townhouse. <b>CUP</b> for Family or Group Home	Boarding/Rooming House; Convent or Monastery; Fraternity or Sorority; Home for the Aged; Industrialized Housing; Single Family Detached & Attached; Townhouse & Duplex <b>CUP</b> for Family or Group Home; RV Park
Educational and Institutional Uses	Art Gallery or Museum; Pre-School; School; Business School; Child Care—Day Care Center, Family Home, Group Day Care Home; Place of Worship; Pre-school; School, business; School elementary or secondary. <b>CUP</b> for Cemetery; Community Center; Social Service Shelter; Halfway House	Art Gallery or Museum; Pre-School; School or Church; College; Business School; Hospital; Fairground; Fraternal Lodge; Child Care—Family Home, Group Home or Center <b>CUP</b> for Cemetery; Community Center; Shelters—Emergency, Social Service, Transitional, Substance Abuse; Halfway House
Retail & Service Uses	Antique Shop; Art Supply Store; Bakery; Bank; Barber/Beauty Shop; Cleaning, Pressing and Pick Up Shop; Drug Store or Pharmacy; Florist or Garden Shop; Food/Beverage Sales w/o Fuel; Greenhouse or Nursery; Handcraft and Art Objects Shop; Key Shop; Kiosk; <b>Laundry and Cleaning (self-service)</b> ; Veterinary Office (no animal hospital), Various Retail Shops and Services. <b>CUP</b> for Alcoholic Beverage Sales for Off-Premise Consumption (Beer/Wine); Exercise Gym	<b>Alcoholic Beverage Sales for Off-Premise Consumption</b> ; Bank; Barber/Beauty Shop; Exercise Gym; Food/Beverage Sales w/o Fuel; Veterinary Office/Hospital w/o Kennels; Various Retail Shops and Services; Brewery/Winery (Micro); <b>Laundry and Cleaning (self-service)</b> ; <b>CUP</b> for Alcoholic Beverage/Package Store; Brewery/Winery (Macro)
Commercial Uses	None	Indoor Flea Market; Shops –Printing, Plumbing, Upholstery
Office Uses	Office	Office <b>CUP</b> for Warehouse Office
Industrial Uses	<b>CUP</b> for Temporary Asphalt/Concrete Plant; Laboratory Medical, Dental, Scientific, or Research	Medical Lab, Recycling Collection <b>CUP</b> for Temp Asphalt/Concrete Plant
Recreational Uses	Park or Playground; Theater (in-door) <b>CUP</b> for Alcoholic Beverage Sales for On-Premise Consumption; Playfield or Stadium	Alcoholic Beverage Sales for On-Premise Consumption Beer/Wine less than 75% Revenue; Indoor Commercial Amusement; Country Club; Indoor Theater; Park; Stadium; Roller/Ice Rink <b>CUP</b> for All Alcoholic Beverages; Dance Hall; Children Day Camp; Commercial Swimming Pool; Zoo
Vehicle Service Uses	<b>CUP</b> Fuel Sales	Auto Leasing; Minor Vehicle Servicing; Car Wash; Sales—Auto, Motorcycle, and <b>Fuel</b>
Restaurant Uses	Restaurant (not drive-in)	<b>Restaurant including drive-in</b>
Overnight Accommodations	None	Hotel/Motel <b>CUP</b> for RV Park
Transportation Uses	Railroad Track ROW	Emergency Vehicle Service

	<b>CUP for Helistop</b>	<b>CUP for Helistop; Commercial Parking Lot</b>
--	-------------------------	---

<b>Surrounding Property &amp; Uses</b>			
<b>Direction</b>	<b>Future Development Plan</b>	<b>Zoning</b>	<b>Current Land Use</b>
Site	Residential and Neighborhood Services	Neighborhood Service (NS)	Land/Undeveloped (Not platted)
North	Neighborhood and Residential Services	Multi-Family -1 Planned Development (MF-1 PD)	Residential (The Village at Meadowbend)
South	Residential and Neighborhood Services	Agricultural (AG); Single-Family Attached -3 (SF-3)	Residential (South Pointe Phase I Subdivision)
East	Residential and Neighborhood Services	Multi-Family -1 Planned Development (MF-1 PD)	Residential (The Village at Meadowbend II)
West	Temple Medical & Education District (TMED)	Agricultural (AG); Office 2 Planned Development (O-2 PD)	Land/Undeveloped (Villas at Country Lane Addition Addition)

### **Compliance with Approved Plans**

<b>Document</b>	<b>Map, Focus Area or Goal</b>	<b>Compliance?</b>
CP	Map 4.2 - Future Development Plan	YES
CP	Map 4.3 - Thoroughfare Plan	YES
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	YES
MMP	Mobility Master Plan	No Conflict
NPD	Not within a Neighborhood Planning District	NA



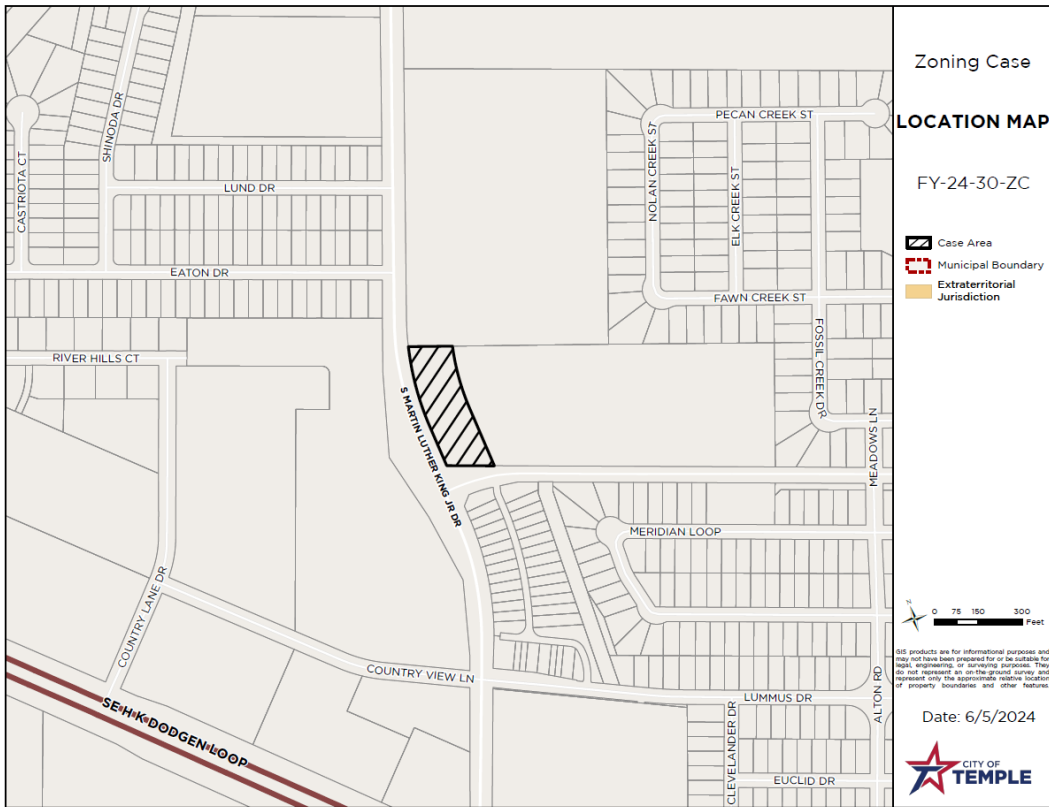
**CP = Comprehensive Plan      STP = Sidewalk & Trails Plan**  
**NPD = Neighborhood Planning District**

### **Dimensional Standards**

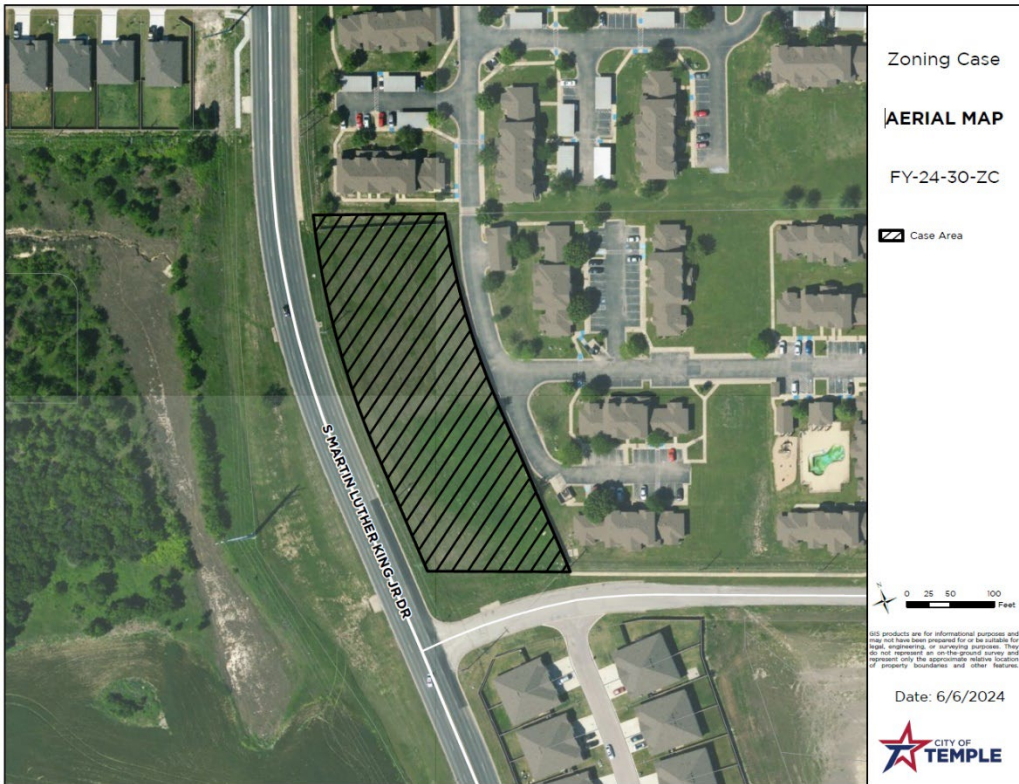
	<b>Current NS</b>	<b>Proposed GR for Non-Residential Use</b>
<b>Minimum Lot Size</b>	n/a	n/a
<b>Minimum Lot Width</b>	n/a	n/a
<b>Minimum Lot Depth</b>	n/a	n/a
<b>Front Setback</b>	15 ft	15 ft
<b>Side Setback</b>	10 ft	10 ft
<b>Side Setback (corner)</b>	10 ft	10 ft
<b>Rear Setback</b>	0 ft*	0 ft*
<b>Max Building Height</b>	2 ½ stories	3 stories

\*= See Sec 4.4 Measurements and Special Case

# Maps

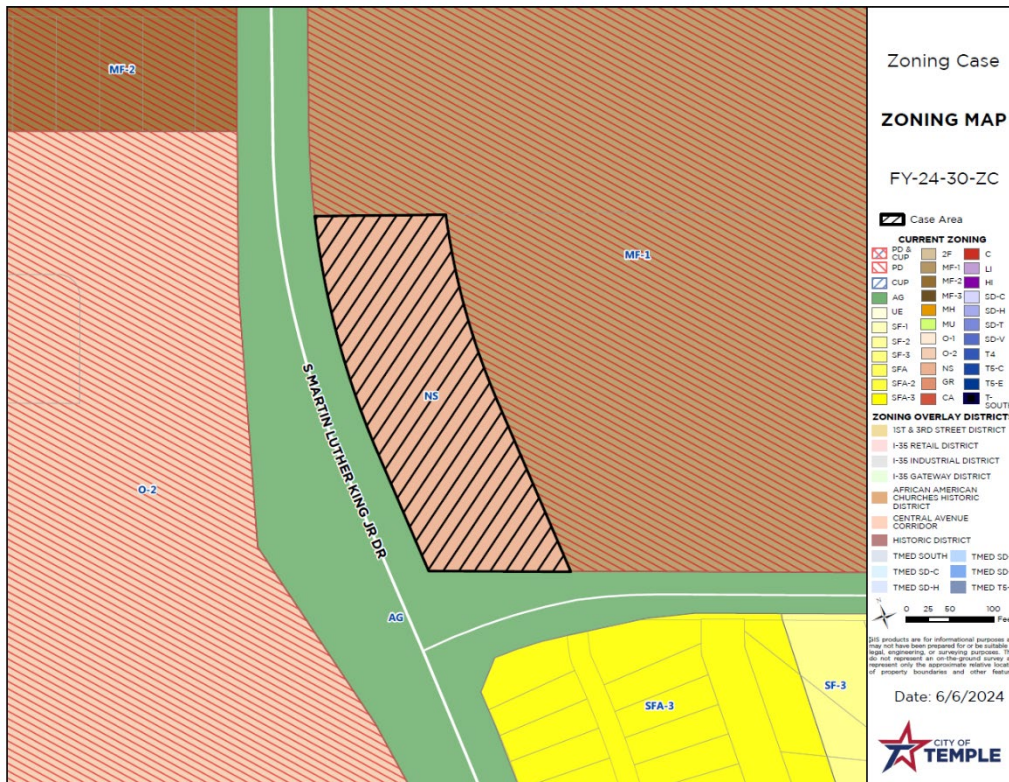


Location Map

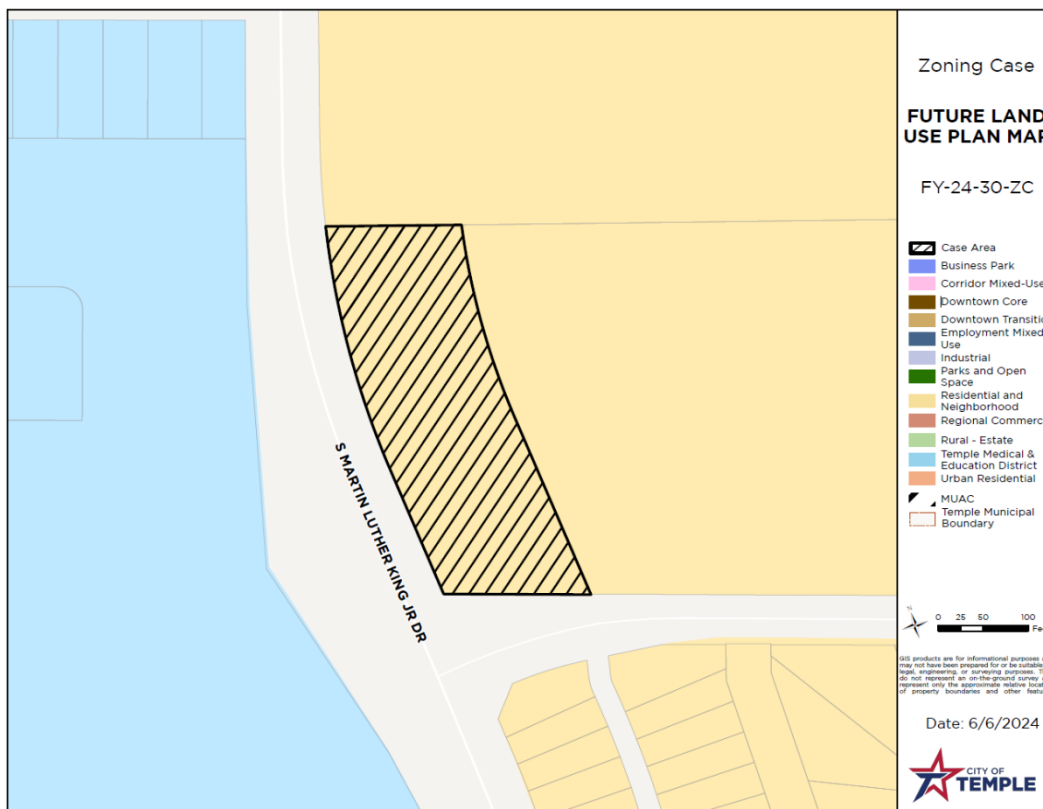


Aerial Map

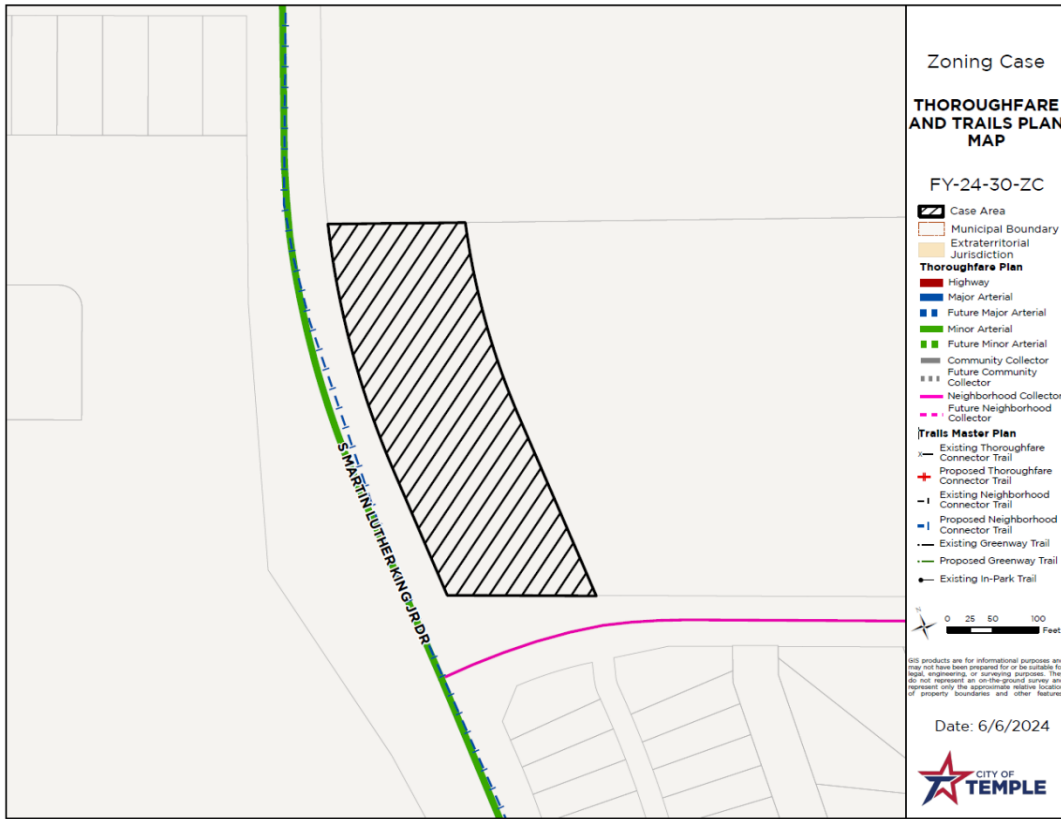




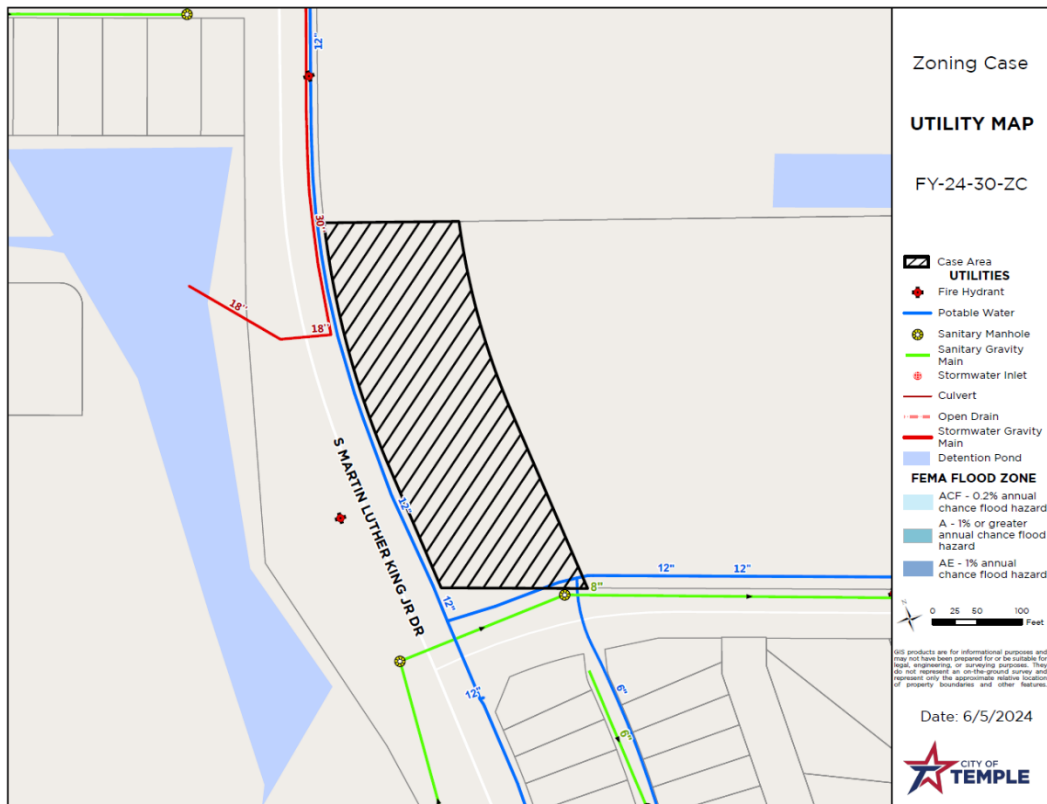
**Zoning Map**



**Future Land Use Map**



**Thoroughfare & Trails Map**



**Utility Map**





Notification Map



**RESPONSE TO PROPOSED  
REZONING REQUEST  
CITY OF TEMPLE**

June 6, 2024

Prop ID# 518599  
MITCHELL, KENNETH H  
1005 SHADY RIVER CT N  
FORT WORTH, TX 76126

Zoning Application Number: **FY-24-30-ZC**

Case Manager: Shelby Smith

Location: **2945 Martin Luther King Jr Dr**

The proposed rezoning is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice, and provide any additional comments you may have.

I ( ☒ ) agree ( ) disagree with this request

( ) I own multiple properties subject to this notice and my response here applies to all of them

Comments:

I agree with restrictions: No liquor store, tattoo shop, Cannabis store, or Vaping store.

Kenneth H. Mitchell  
Signature

Kenneth H. Mitchell 6-11-24  
Print Name 817-832-4296

Kenmitchell @ Kennethmitchellpc. com (Optional)  
Provide email and/or phone number if you want Staff to contact you

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, [ssmith@templetx.gov](mailto:ssmith@templetx.gov), or mail or hand-deliver this comment form to the address below, no later than **June 17, 2024**.

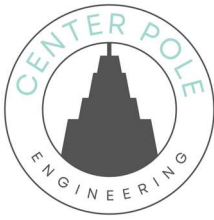
City of Temple  
Planning Department  
2 North Main Street  
Temple, Texas 76501

Number of Notices Mailed: 7

Date Mailed: **June 6, 2024**

**OPTIONAL:** Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.





Center Pole Engineering, LLC  
info@centerpoleengineering.com  
www.centerpoleengineering.com  
713.564.8105

---

June 6, 2024

City of Temple  
Attn: Shelby Smith  
2 N Main Street, Suite 102  
Temple, TX 76501

Re: FY-24-30-ZC (MLK Retail Center)

Ms. Smith,

Please see below for our narrative explaining the purpose of the rezoning request.

The property is currently zoned Neighborhood Service (NS). The proposed use will include fuel sales, a convenience store with a restaurant/kitchen and alcohol beverage sales for off-premise consumption, and a washateria/laundromat. According to the City of Temple's Unified Development Code, laundry and cleaning (self-service) is a permitted use in NS, while both alcohol beverage sales for off-premise consumption and fuel sales are permitted in NS with Conditional Use Permits (CUP). During a pre-development meeting on 5/14/24, City Staff recommended rezoning the property to General Retail (GR) because it allows all proposed uses without the need for a CUP.

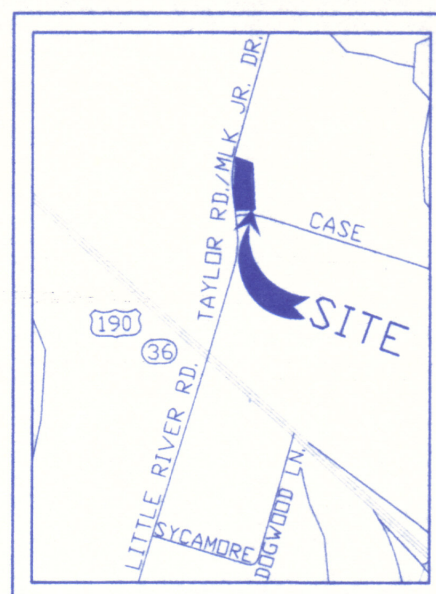
We believe that rezoning the property to GR will provide several benefits to the community. First, the convenience store and fuel sales will offer essential services to local residents, improving access to daily necessities and reducing the need for longer trips to other parts of the city. This increased convenience can contribute to a better quality of life for residents. Additionally, the property is not located within 300 feet of a church, school, or hospital, meeting Chapter 4 Code of Ordinances for alcohol sales. The addition of a convenience store with a modern full restaurant and kitchen will introduce a unique dining option to the area, setting this development apart from typical gas stations. Furthermore, the washateria/laundromat will provide a much-needed amenity for those who may not have access to laundry facilities at home. This is particularly beneficial for multi-family residents in the surrounding area. Finally, the proposed development's strategic location along a major arterial (MLK Jr Dr) and proximity to HWY 190 position it to serve as a valuable hub for local residents and commuters.

If there are any further questions or any additional information is needed, please do not hesitate to contact me at [taylor@centerpoleengineering.com](mailto:taylor@centerpoleengineering.com).

Sincerely,

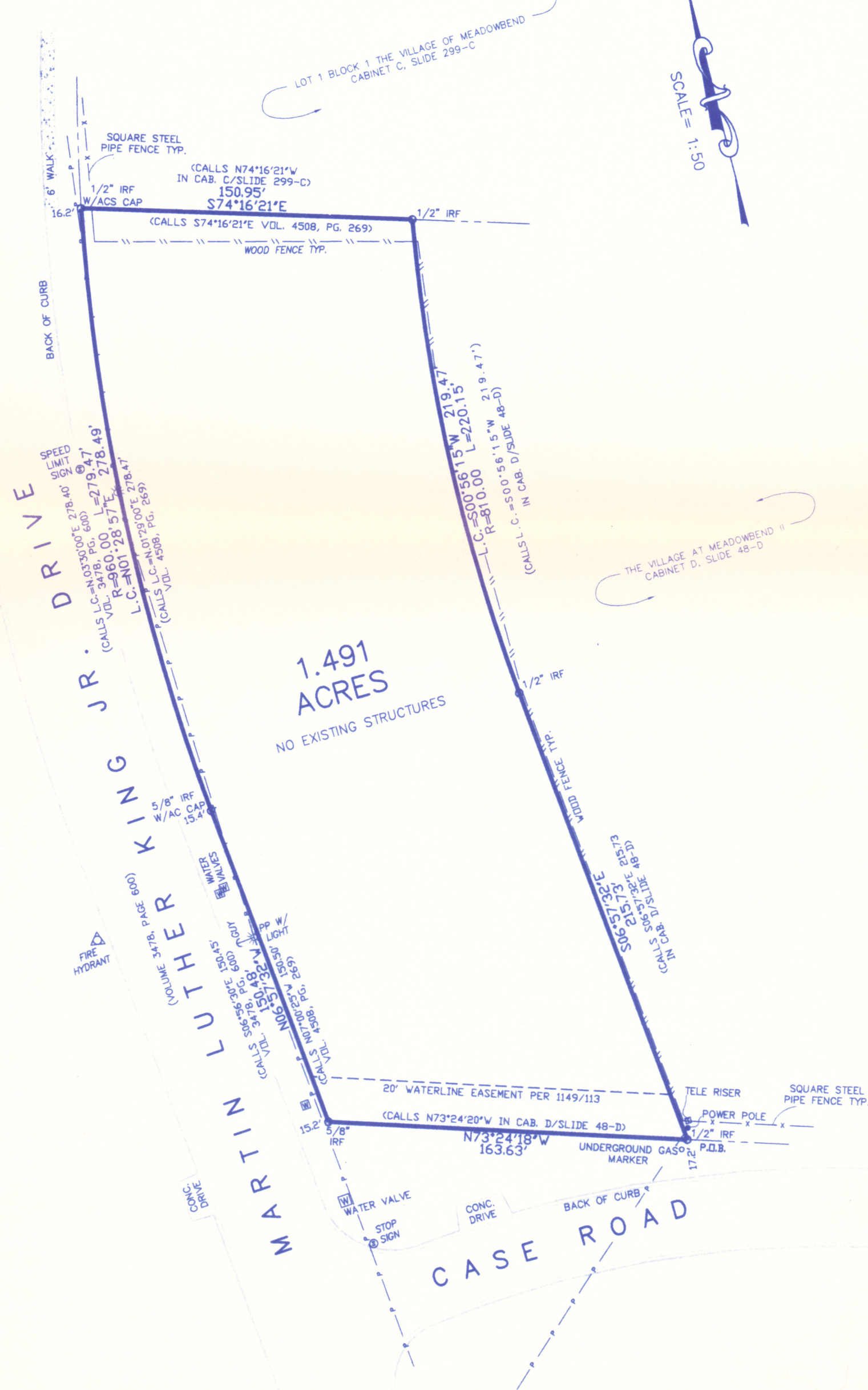
Taylor Jordan, P.E.  
Owner





VICINITY MAP  
NTS

SCALE 1:50



BEING a 1.491 acre tract of land situated in the MAXIMO MORENO SURVEY, ABSTRACT No. 14, Bell County, Texas and being a part or portion of that certain 53.410 acre tract of land described in a Warranty Deed with Vendor's Lien dated October 9, 2001 from Montie J. Kitching and wife, Clara Berry Kitching to Encinas Group of Texas, Inc. a Texas corporation and being of record in Volume 4508, Page 267, Official Public Records, Bell County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found being in the south boundary line of the said 53.410 acre tract and being in the north right-of-way line of Case Road (No recordation found) and being the southwest corner of that certain 10.001 acre tract of land described as The Village at Meadowbend II according to the map or plat of record in Cabinet D, Slide 48-D, Plat Records of Bell County, Texas for corner;

THENCE N. 73° 24' 18" W., 163.63 feet (calls N. 73° 24' 20" W., 1797.29 feet in Volume 4508, Page 267) departing the said 10.001 acre tract and with the south boundary line of the said 53.410 acre tract and the said north right-of-way line of Case Road to a 5/8" iron rod found being the southwest corner of the said 53.410 acre tract and being in the east right-of-way line of Martin Luther King, Jr. Drive as described in a Warranty Deed dated May 28, 1996 from Montie J. Kitching and wife, Clara Kitching to the City of Temple and being of record in Volume 3478, Page 600, Official Public Records, Bell County, Texas for corner;

THENCE N. 06° 57' 32" W., 150.48 feet (calls N. 07° 00' 25" W., 150.50 feet in Volume 4508, Page 267) and (calls S. 06° 56' 30" E., 150.48 feet in Volume 3478, Page 600) departing the said north right-of-way line of Case Road and with the west boundary line of the said 53.410 acre tract and the said east right-of-way line of Martin Luther King, Jr. Drive to a 5/8" iron rod with cap stamped "ACS" found being at the beginning of a curve to the right having a radius equals 960.00 feet (calls 960.00 feet in Volume 4508, Page 267) and (calls 960 feet in Volume 3478, Page 600), chord bearing equals N. 01° 28' 57" E., 278.49 feet (calls N. 01° 29' 00" E., 278.47 feet in Volume 4508, Page 267) and (calls S. 04° 24' 30" W., 377.93 feet in Volume 3478, Page 600) for corner;

This project is referenced to the City of Temple Coordinate System, an extension of the Texas Coordinate System of 1983, Central Zone. All distances are horizontal surface distances unless noted, and all bearings are grid bearings. All coordinate values are referenced to City Monument No. 31. The theta angle at said monument is 01°32'47". The Combined Correction Factor (CCF) is 0.999851. Published City Coordinates are N=10360310.53, E=3236600.50. The tie from the above City Monument to the POB of the 1.491 acre tract is N27°01'14"W 3605.38 feet. Grid Distance= Surface Distance X CCF. Geodetic North= Grid North + theta angle.

THENCE 279.47 feet (calls 279.45 feet in Volume 4508, Page 267) and (calls 380.41 feet in Volume 3478, Page 600) along the arc of said curve to the right and continuing with the said west boundary line and the said east right-of-way line of Martin Luther King, Jr. Drive to a 1/2" iron rod with cap stamped "ACS" found being an exterior ell corner in the west boundary line of the said 53.410 acre tract and being the southwest corner of that certain tract of land described as The Village at Meadowbend according to the map or plat of record in Cabinet C, Slide 299-C, Plat Records of Bell County, Texas for corner;

THENCE S. 74° 16' 21" E., 150.95 feet (calls S. 74° 16' 21" E., 684.85 feet in Volume 4508, Page 267) departing the said east right-of-way line of Martin Luther King, Jr. Drive and continuing with the west boundary line of the said 53.410 acre tract and with the south boundary line of the said Village at Meadowbend to a 1/2" iron rod found being the northwest corner of the said Village at Meadowbend II and being at the beginning of a curve to the left having a radius equals 810.00 feet (calls 810.00 feet in Cabinet D, Slide 48-D), chord bearing equals S. 00° 56' 15" W., 219.47 feet (calls N. 00° 56' 15" E., 219.47 feet in Cabinet D, Slide 48-D) for corner;

THENCE 220.15 feet (calls 220.15 feet in Cabinet D, Slide 48-D) departing the said west boundary line and the said Village at Meadowbend and with the west boundary line of the said Village at Meadowbend II along the arc of said curve to the left to a 1/2" iron rod found for corner;

THENCE S. 06° 57' 32" E., 215.73 feet continuing with the said west boundary line of said Village at Meadowbend II (calls N. 06° 57' 32" W., 215.73 feet in Cabinet D, Slide 48-D) to the Point of BEGINNING and containing 1.491 acres of land.

\*\*\*\*\*

The following easements do not affect this tract:  
Volume 494, Page 80  
Volume 530, Page 408  
Volume 708, Page 130

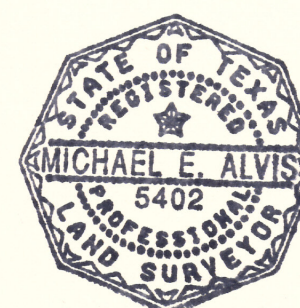
Non-exclusive easement to Time Warner Cable Waco, L.P. in Volume 6121, Page 614 is a blanket easement which affects this tract.

Easement to Lone Star Gas Company in Volume 382, Page 526 is a blanket easement which affects this tract. Partial Release of Easement in Volume 5701, Page 39 modifies this blanket easement to a 50' wide strip of land as located on Lot 1, Block 1, The Village at Meadowbend II.

STATE OF TEXAS : KNOW ALL MEN BY THESE PRESENTS, that I Michael E. Alvis, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this survey was this day made on the ground of the property described herein and is correct and that there are no discrepancies, conflicts, shortages in the area, easements, and right-of-ways except as shown hereon, that this tract of land has access to and from a public road, and I have marked all corners with monuments.

This Property is not within the Special Flood Hazard Area as per the Federal Emergency Management Agency Federal Insurance Administration Map No. 480034-0010-C, dated January 19, 1983.

IN WITNESS THEREOF, my hand and seal, this the 9th day of July, 2007.



*Michael E. Alvis*  
Michael E. Alvis, R.P.L.S., No. 5402



TURLEY ASSOCIATES, INC.  
ENGINEERING • PLANNING • SURVEYING  
CONSTRUCTION MANAGEMENT

301 N. 3rd St.  
E-MAIL: VDTURLEY@AOL.COM  
TEMPLE, TEXAS  
(254) 773-2400  
(254) 773-3998

1.491 ACRES

CITY OF TEMPLE, BELL COUNTY, TEXAS

REVISIONS

DATE: 07-09-07

DRN. BY: JFB

REF.:

FIELD BOOK

JOB NO.: 07-321

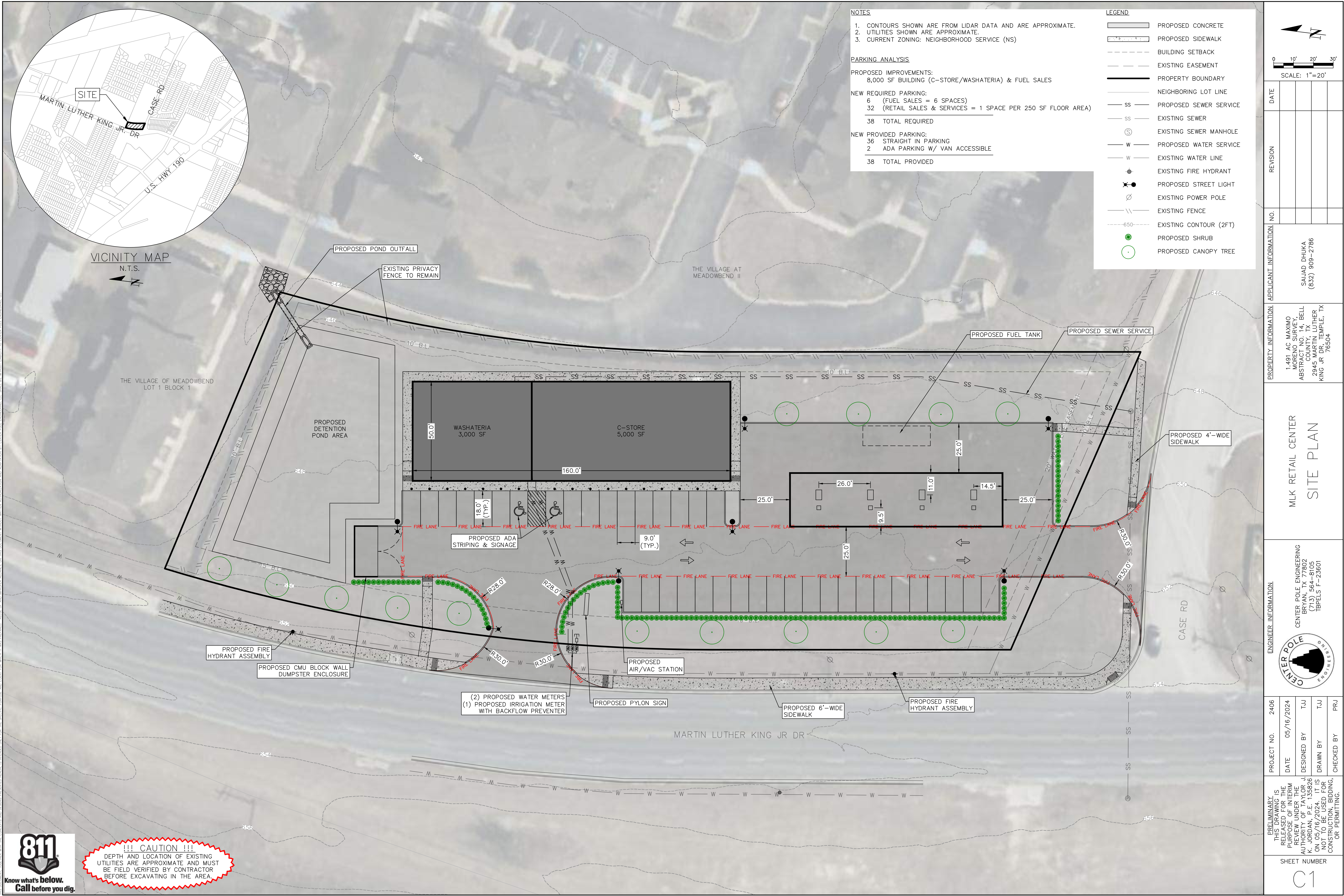
SHEET 1 OF 1

COMPUTER  
DWG. NO.

11796-C

DRAWING NUMBER





!!! CAUTION !!!  
DEPTH AND LOCATION OF EXISTING UTILITIES ARE APPROXIMATE AND MUST BE FIELD VERIFIED BY CONTRACTOR BEFORE EXCAVATING IN THE AREA.

DATE		REVISION		NO.		APPLICANT INFORMATION	PROPERTY INFORMATION	ENGINEER INFORMATION	PROJECT NO.	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	SHEET NUMBER
						1.491 AC MAXIMO MORENO SURVEY, ABSTRACT NO. 14, BELL COUNTY, TX 2945 MARTIN LUTHER KING JR DR, TEMPLE, TX 76704	MLK RETAIL CENTER SITE PLAN	CENTER POLE ENGINEERING BRYAN, TX 77802 (713) 564-8105 TBPELS F-23601	2406	05/16/2024	TJJ	TJJ	PRJ	C1