



COUNCIL AGENDA ITEM MEMORANDUM

DEPT./DIVISION SUBMISSION & REVIEW:

Brian Chandler, Director of Planning and Development
Kelly Atkinson, Assistant Director of Planning
Kristina Strickland, Senior Neighborhood Planner

ITEM DESCRIPTION: FIRST READING – PUBLIC HEARING – FY-24-36-ZC: Consider adopting an ordinance authorizing a rezoning from Two Family (2F) to Office 1(O1) located at 1006 S 30th Street, Temple, Texas.

BACKGROUND:

The applicant requests a rezoning of 1.09 +/- acres from Two-family (2F) to Office-1 (O1) zoning district to accommodate a proposed 10,560 square foot facility to house the Early Childhood Head Start Program. This school programming is considered a Pre-school land use which is permitted by right in O1.

This location is comprised of 8 lots that will require a replat to consolidate the lots into one. The replat will follow the zoning change. The screening and buffering requirement for non-residential land use which abuts a residential development will be followed. Given the nature of property layout, a fence will be provided to enclose the playgrounds from the street and a privacy fence will be provided to screen the area from the surrounding neighboring residential land use. Surrounding uses include single-family homes, duplexes, an elementary school, and additional multi-family and subsidized residential uses.

Subdivision Plat: The project is proposed to combine 8 separate lots. A subdivision plat will be required prior to the issuance of a building permit.

Parkland Fees: No park fees are required since the rezoning is proposed for non-residential development.

Development Review Committee (DRC): The DRC reviewed the proposed rezoning request on August 2, 2024. No rezoning issues were identified.

Development Regulations: The attached tables compare the current development standards for O-1 as provided for in UDC Section 4.5.1.

School District: This property is located within the Temple Independent School District (TISD). A notice was mailed out to them, and no response has been received in support or against the rezoning request.

Public Notice: Fifteen (15) notices, were sent to property owners within 200-feet of the subject property. with information for the public hearing as required by State law and City Ordinance.

As of Thursday August 15, 2024, at 12:00 PM, one (1) noticed has been received in support.

The newspaper printed the notice of the public hearing on August 8, 2024, in accordance with state law and local ordinance.

Proposed City Council Meeting Schedule: This rezoning is scheduled for First Reading on September 5, 2024, and Second Reading on September 19, 2024.

ALIGNMENT WITH ADOPTED PLANS:

Plan	Comments
Strategic Plan	The applicable Strategic Plan goals are: (1) An efficient, transparent, and accountable government and (2) A city that supports well-managed growth and development to promote a thriving economy.
Comprehensive Plan	<p>Compliance to goals, objectives or maps of the Comprehensive Plan and Parks and Trails Master Plan are summarized by the attached Comprehensive Plan Compliance table but further described below:</p> <p>Future Development Plan Chapter 4 of the 2020 Comprehensive Plan identifies this area as Urban Residential Future Development category. The Urban Residential Future Development Category is intended to maintain and conserve existing residential and provide neighborhood appropriate non-residential development. The Future Development Plan calls for Neighborhood Service zoning as an appropriate zoning district. O1 is a more restrictive zone, therefore, the proposed O1 is consistent with the 2020 Future Development Plan.</p> <p>Thoroughfare Plan This site has frontage on both 30th Street and Avenue J. 30th Street is classified as a Neighborhood Collector and is included on the City’s Future Thoroughfare Plan, whereas Avenue J is classified as a suburban local street. No additional ROW is needed for this development. The roads are built and complete. Development is recommended to front collectors without backing out into public right of way.</p>

Plan	Comments
	<p>Availability of Public Facilities (CP Goal 1) Water is available via a 6” water line along 30th Street. Sewer is available via an 8” line along Avenue J.</p> <p>Temple Trails Master Plan Map and Sidewalks Ordinance The Trails Master Plan identifies the existing Thoroughfare Connector Trail along 30th Street, which calls for a 5’ minimum sidewalk. J Avenue is a suburban local street and per the adopted Mobility Master Plan, a minimum 4’-wide sidewalk is required. There is an existing sidewalk in need of repair or replacement with a building permit.</p>
Mobility Master Plan	No significant Mobility Plan issues have been identified by this proposed rezoning and the anticipated development for an office use.
Neighborhood Planning District (NPD):	The subject property is within the Crestview Neighborhood Planning District. This plan recommends multi-family residential infill for this location. The plan recommends an interior great lawn for recreation, safe pedestrian crossings to include sidewalks and crosswalks. While the zoning request is not in line with NPD, the request does provide some of the enhancements recommended throughout the neighborhood plan document including sidewalks, a planting buffer, and interior-oriented parking. Overall, this development is of benefit to the neighborhood and in line with neighborhood improvement proposals.

STAFF RECOMMENDATION: Adopt ordinance as presented in item description.

BOARDS & COMMISSIONS RECOMMENDATION: On August 19, 2024, the Planning and Zoning Commission met and reviewed this item. They recommended approval of the applicants request by a vote of 7 to 0.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

- Ordinance
- Conceptual Site Plan (Non-Binding)
- Photos
- Tables
- Maps