



COUNCIL AGENDA ITEM MEMORANDUM

DEPT./DIVISION SUBMISSION & REVIEW:

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

ITEM DESCRIPTION: SECOND & FINAL READING – FY-24-34-ZC: Consider adopting an ordinance approving a rezoning request from General Retail (GR) and Single-Family (SF-1) to General Retail (GR) and Single-Family (SF-1) on 1.6938 +/- acres, situated in the Maximo Moreno Survey, Abstract No. 14, City of Temple, Bell County, Texas, addressed as 1818 N 3rd Street.

BACKGROUND: This property is located on 3rd Street between Shell Ave and Royal Ave. The owner intends to subdivide the property into one residential lot and one non-residential lot. While the current zoning is SF-1/GR and the new zoning is the same, this change is intended to realign the zoning lines for replating and development purposes. A portion of the property lies within the 1st and 3rd Street overlay and will be subject to the overlay callouts in the UDC. This zoning change request is in line with the overlay.

On April 7th, the Planning and Zoning Commission recommended approval of the proposed zoning realignment. However, upon further consideration, an opportunity was identified to better align the parcel with a more compatible zoning designation—Neighborhood Service (NS) rather than General Retail (GR)—to better suit the adjacent residential areas and neighboring school. The applicant was contacted by staff and is in agreement with the proposed change.

Surrounding properties: The surrounding properties are a mix of General Retail (GR), and Single Family (SF-1) zoning districts. The immediately adjacent properties are single-family homes and some commercial uses along 3rd Street with the general character of the area being auto-oriented non-residential.

Development Regulations: The attached table shows a comparison of uses and development standards in the SF-1 and GR zoning districts. The property has a concurrent plat that is dependent on the rezoning. The lot is served by an 8” sewer line along the western portion of the parcel and a 6” water

line that runs along 3rd Street. DRC reviewed this request on March 24, 2025 and had no objections.

PUBLIC NOTICE: As required by State law and City Ordinance, notice of the public hearing was sent to owners of seventeen (17) properties located within 200 feet of the subject property. As of Wednesday, April 2nd, no responses have been returned. Staff will provide an update during the meeting, as needed. The newspaper printed the notice of the public hearing on March 27, 2025, in accordance with state law and local ordinance.

ALIGNMENT WITH ADOPTED PLANS:

| Plan | Comments |
|--------------------------------|---|
| Strategic Plan | This action supports the goals of “A city that supports well-managed growth and development to promote a thriving economy” and “Neighborhoods where people love to live”. |
| Comprehensive Plan | <p>Future Development Map: Urban Residential</p> <ul style="list-style-type: none"> • Intended for areas to be developed in conformity with the existing gridded lot and block pattern. • Urban character with traditional setbacks and a focus on walkability. <p>Thoroughfare Plan: Shell Avenue and Royal Avenue are local streets and do not require sidewalks; however, the neighborhood plan has recommendations. street. This rezoning does not require sidewalks or right-of-way.</p> |
| Neighborhood Planning District | <p>Neighborhood Service (NS)/ Single Family (SF-1) rezoning is in line with the Garden District Neighborhood Plan.</p> <p>Shell Avenue and Royal Avenue are local streets and do not require sidewalks per the UDC; however, the neighborhood plan has identified them as pedestrian connectors which do request a 5ft sidewalk along both roads as they develop, this will be addressed at the platting stage of the project.</p> |
| Mobility Master Plan | The proposed rezoning does not conflict with MMP. |
| Strategic Plan | This action supports the goals of “A city that supports well-managed growth and development to promote a thriving economy” and “Neighborhoods where people love to live”. |

STAFF RECOMMENDATION:

Staff recommends approval of a modified rezoning from General Retail (GR) and Single Family (SF-1) to Neighborhood Service (NS) and Single Family (SF-1) rather than rezoning to General Retail (GR) and Single Family (SF-1) as described in the application.

BOARDS & COMMISSIONS RECOMMENDATION: On April 7th, 2025 the Planning and Zoning Commission met and reviewed this item and recommended approval of the proposed rezoning to General Retail (GR) and Single Family (SF-1) by a vote of 9 to 0.

FISCAL IMPACT: Not Applicable.

ATTACHMENTS:

Ordinance
Case maps
Site Photos
Use Comparison table