











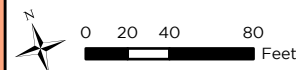


Zoning Case

## FUTURE LAND USE PLAN MAP

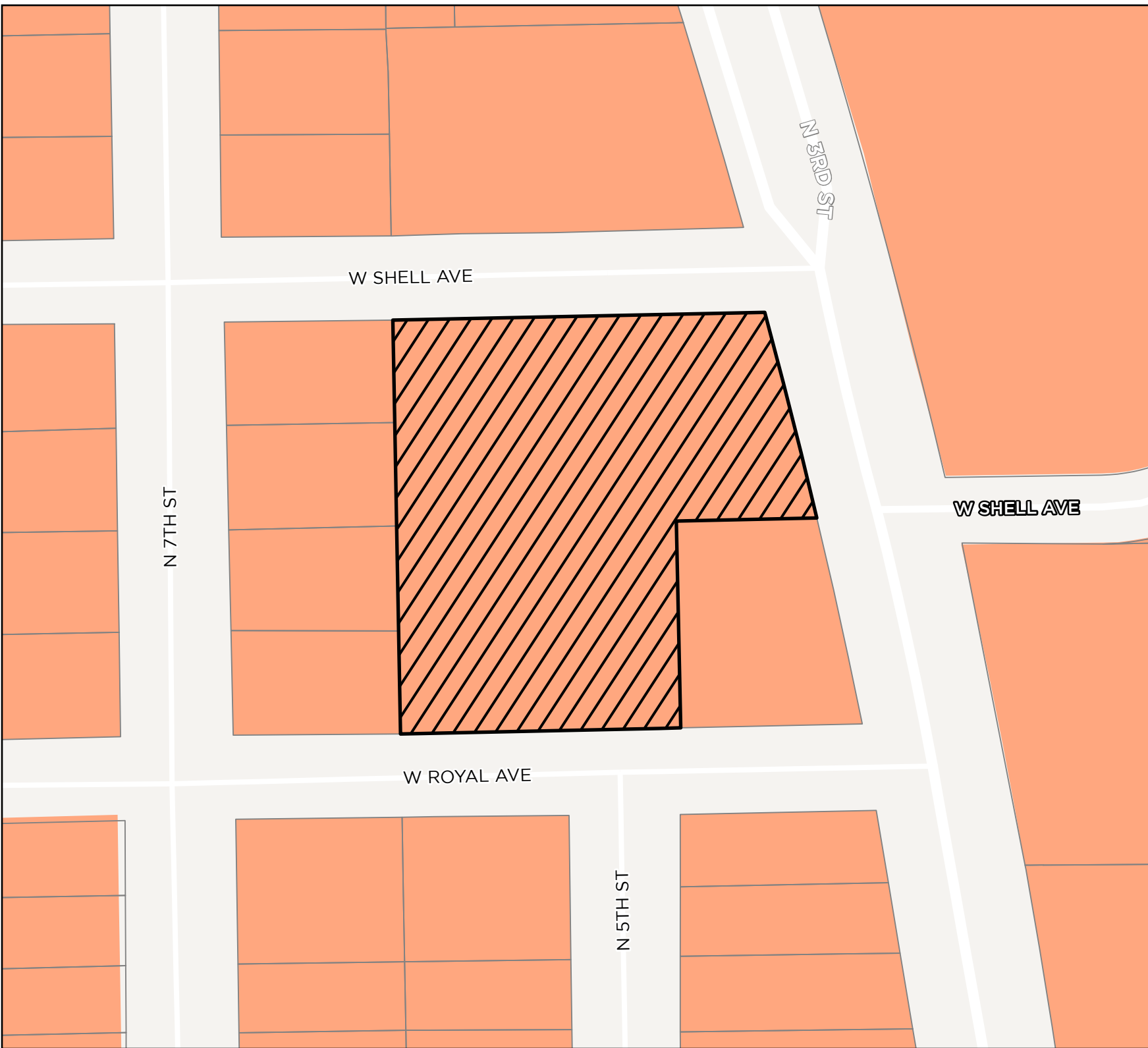
FY-24-34-ZC

-  Case Area
-  Business Park
-  Corridor Mixed-Use
-  Downtown Core
-  Downtown Transition
-  Employment Mixed-Use
-  Industrial
-  Parks and Open Space
-  Residential and Neighborhood Services
-  Regional Commercial
-  Rural - Estate
-  Temple Medical & Education District
-  Urban Residential
-  MUAC
-  Temple Municipal Boundary



GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.

Date: 9/25/2024

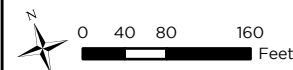


Zoning Case

## LOCATION MAP

FY-24-34-ZC

-  Case Area
-  Temple Municipal Boundary



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W THOMPSON AVE

W SHELL AVE

N 7TH ST

W ROYAL AVE

N 5TH ST

W PARK AVE

W SHELL AVE




N 1ST ST

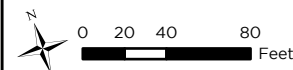
N 3RD ST

# Zoning Case

## NOTIFICATION BUFFER MAP

FY-24-34-ZC

-  Case Area
-  Notification Area
-  Temple Municipal Boundary



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






Date: 9/25/2024

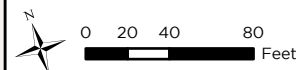


Zoning Case

## THOROUGHFARE AND TRAILS PLAN MAP

FY-24-34-ZC

-  Case Area
-  Municipal Boundary
- Thoroughfare Plan**
-  Highway
  -  Major Arterial
  -  Future Major Arterial
  -  Minor Arterial
  -  Future Minor Arterial
  -  Community Collector
  -  Future Community Collector
  -  Neighborhood Collector
  -  Future Neighborhood Collector
- Trails Master Plan**
-  Existing Thoroughfare Connector Trail
  -  Proposed Thoroughfare Connector Trail
  -  Existing Neighborhood Connector Trail
  -  Proposed Neighborhood Connector Trail
  -  Existing Greenway Trail
  -  Proposed Greenway Trail
  -  Existing In-Park Trail



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N 7TH ST

W SHELL AVE

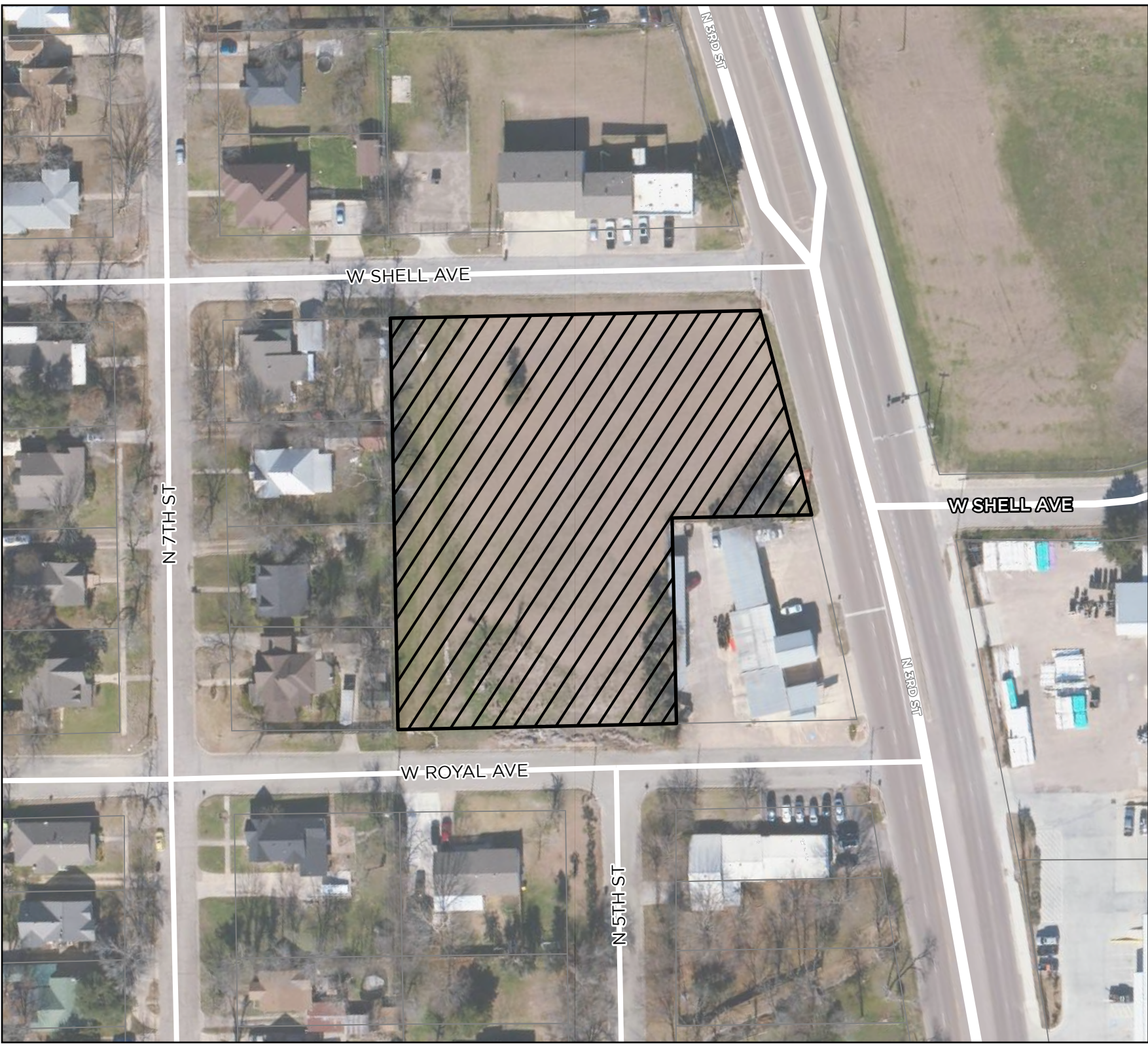
W ROYAL AVE

N 5TH ST

N 3RD ST

W SHELL AVE





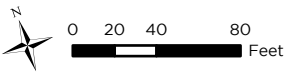


Zoning Case

# AERIAL MAP

FY-24-34-ZC

-  Case Area
-  Municipal Boundary



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Date: 9/25/2024



# Tables

Permitted & Conditional Uses Table – NS & GR

Use Type	Single Family (SF-1)	General Retail (GR)
Agricultural Uses	Farm, Ranch or Orchard	Farm, Ranch or Orchard
Residential Uses	Single Family Detached Industrialized Housing Family /Group Home (Limited)	Single Family Residence (attached & detached Industrialized Housing Duplex Townhouse Home for the Aged
Retail & Service Uses	None	Most Retail & Service Uses including hardware stores. Alcoholic Beverage Sales, off-premise consumption, package Store (CUP)
Office Uses	None	Office Uses (including dental & medical) Office Warehouse (CUP)
Commercial Uses	None	Plumbing Shop Upholstery Shop Kennel without Veterinary Hospital (CUP) Indoor Flea Market
Industrial Uses	None	Temporary Asphalt & Concrete Batching Plat (CUP) Laboratory, medical, dental, scientific or research Recycling collection location
Recreational Uses	Park or Playground	Park or Playground Beer & Wine (On Premise Consumption) < 75%
Educational & Institutional Uses	School Place of Worship	Cemetery Place of Worship Social Svc. Shelter (CUP) Child Care Hospital
Vehicle Service Uses	None	Auto Leasing, Rental Auto Sales - New & Used (Outside Lot) Car Wash Vehicle Servicing (Minor)
Restaurant Uses	None	With & Without Drive-In
Overnight Accommodations	None	Hotel or Motel
Transportation Uses	Railroad track right-of-way or team track	Emergency Vehicle Service Helistop











Subject Property facing west





Existing business to the north



Existing minor vehicle servicing use to the south





Subject Property (General Retail portion) facing south



Lamar Middle School to the east





Abutting residential to the west