



## PLANNING AND ZONING COMMISSION

### AGENDA ITEM MEMORANDUM

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**APPLICANT / DEVELOPMENT:** Moflo Company LLC

**CASE MANAGER:** Shelby Smith, Planner

**ITEM DESCRIPTION:** **FY-24-2-SITE** In accordance with Ordinance 2016-4758, discuss and recommend action for development/ site plan approval for a proposed coffee shop and dry cleaners located on Lot 1, Block 1, Waters Dairy Addition, in the City of Temple, Bell County, Texas, addressed as 5015 S 31st Street.

**BACKGROUND:** This property is currently undeveloped and located within Lot 1, Block 1 of the Moflo Addition subdivision.

The property is zoned Planned Development-General Retail per Ordinance 2016-4758 which requires site plan review and approval by City Council. The original site plan layout associated with Ordinance 2016-4758 is specific to a mini-storage and warehouse use. The applicant is requesting coffee café and cleaning and tailoring retail uses.

While the site plan compliance to UDC standards will be confirmed with the review of the building plans, the following is a summary of the development/ site plan:

#### **Building / Elevations**

- Two (2) building footprints measuring 66' X 24' and 66' X 20' for a total of 2,904 square feet of proposed retail space for a coffee café and cleaning and tailoring retail uses
- Single-story building with an eave height of 12 feet
- Exterior finish will consist of stucco, stone and include metal awnings to provide additional architectural relief to the entrances of each building.
- All suite exteriors will be provided with a 3-foot high course of stone

#### **Landscaping**

- Landscaping shall comply with UDC Section 7.4. Applicant is required to include a note on the site

plan that landscaping will comply with UDC Section 7.4 9.  
• Compliance will be confirmed with review of building plans

**Parking**

- Site plan proposes a maximum 14 parking spaces
- Based on 1 space per 250 square feet of required square footage, a minimum of 12 spaces
- Parking will be confirmed with building permit review

**Subdivision Plat:** A subdivision plat to plat Lot 1, Block 1 of the Moflo Addition was submitted and Planning & Zoning Commission recommended approval with a vote of 8 to 0 on June 17, 2024. The final plat is known as Moflo Addition (FY-22-83-PLT). The plat did not qualify as a minor plat since the property does not front along a public street and takes access from an access easement and required review by the Planning & Zoning Commission. Plat recordation is independent of site plan approval.

**The Development Review Committee (DRC):** The DRC met on July 22, 2024 to discuss the submitted site plan and provided review comments to the applicant. No significant site layout issues were identified during the review.

**Public Notification:** The Legal Department has made a recent determination that a public site plan approval process that was included as a condition of a planned development ordinance is governed by the planned development ordinance and is not an amendment to that planned development ordinance. Therefore, property owner notifications are not required however public notification was published in the newspaper on July 25th, 2024. Ordinance 2016-4758 states that substantial changes to the Site Plan require approval by City Council.

**ALIGNMENT WITH ADOPTED PLANS:**

Plan	Comments
Strategic Plan	The applicable Strategic Plan goals are: (1) An efficient, transparent and accountable government; (2) Infrastructure, facilities and systems that support exceptional services and community growth and (3) A city that supports well-managed growth and development to promote a thriving economy.
Comprehensive Plan	<p>Compliance with goals, objectives or maps of the Comprehensive Plan and Sidewalk and Trails Plan and summarized by the attached Comprehensive Plan Compliance table but further described below:</p> <p>Future Development Plan (CP Map 4.2)  Chapter 4 of the 2020 Comprehensive Plan identifies this area as within the Corridor Mixed Use category. The Corridor Mixed Use future development category is intended for mixed use areas to be developed at a higher density/intensity and with uses not primarily allowed in the Residential &amp; Neighborhood Services category. The retail sites with a zoning of Planned Development-General Retail (PD-GR) zoning is consistent with the 2020 Future Development Plan.</p>

Plan	Comments
	<p>Thoroughfare Plan (CP Map 4.3)  The property does not front along a public street and takes access from an access easement. TxDOT approval for drive and utilities will be required. At this time, no additional compliance requirements have been identified.</p> <p>Availability of Public Facilities (CP Goal 1)  Wastewater is available from an 8-inch sewer line located on the west boundary of Moflo Addition subdivision plat. Water is available from an 8-inch water line in South 31st Street.</p> <p>Temple Trails Master Plan Map and Sidewalks Ordinance  No Trails Masterplan issues have been identified.</p>
Mobility Master Plan	No Mobility Master Plan issues have been identified.

**STAFF RECOMMENDATION:** Staff recommends approval of the site plan, subject to the following conditions:

1. Include the minimum front yard setback, minimum side yard setback, and minimum side (corner) yard setback. Add a note the dimensional standards will comply with UDC 4.6 Nonresidential Dimensional Standards; and

2. Include a note on the site plan that PD conditions per Ordinance No. 2016-4758 will be maintained. PD conditions include: 1) Construction of a six-foot-wide sidewalk along the entire property frontage on Waters Dairy Road. 2) Metal awnings to provide additional architectural relief to the entrances of each building 3) Compliance with UDC Section 7.1.8. Performance Standards, to assure that exterior lighting will not create light trespass 4) Signage on the north, east and south building facades, externally illuminated to prevent glare and light trespass onto neighboring properties.

**FISCAL IMPACT:** No fiscal impacts have been identified by the approval of this development/ site plan.

**ATTACHMENTS:**

Development / Site Plan (Exhibit A)

Conceptual elevations (Exhibit B)

Maps

Ordinance 2016-4758