



COUNCIL AGENDA ITEM MEMORANDUM

DEPT./DIVISION SUBMISSION & REVIEW:

Brian Chandler, Director of Planning and Development
Cheryl Maxwell, Principal Planner

ITEM DESCRIPTION: FIRST READING – PUBLIC HEARING – FY-25-2-ZC: Consider adopting an ordinance authorizing a rezoning from Agriculture (AG) and AG with a Conditional Use Permit (AG-CUP) for two RV spaces to Planned Development Multi-Family One (PD-MF-1) and Neighborhood Service (PD-NS) with a site/development plan on 19.89 +/- acres located in the Baldwin Robertson Survey, Abstract No. 17, City of Temple, Bell County, Texas, addressed as 8570 Prairie View Road, 1814 Split Pea Road, and 1900 N Pea Ridge Road.

BACKGROUND: The applicant has this property under contract to purchase and is proposing a mixed-use development. Neighborhood-serving retail use is proposed on 3 to 5 acres at the southeast corner of the property with residential uses on the remaining 15 to 17 acres. The applicant anticipates developing townhomes, similar to the North Ridge Townhome development to the north but would like flexibility for other residential uses to include multi-family. The proposed PD with MF1 as the base district allows a variety of residential uses to include detached and attached single family, townhomes, duplex, tri-plex, four-plex, and apartments with density up to 15 dwelling units per acre. A PD condition limits the density of the residential uses to 12 dwelling units per acre regardless of the residential type, which equates to a maximum of 204 dwelling units. A PD condition also limits the height to 2 stories along the perimeter on the north, south and west sides, regardless of the housing type.

The Neighborhood Service zoning district is proposed as the base district for the retail corner. A conceptual site/development plan has been provided designating the general area of the non-residential uses and limiting this to a maximum of 5 acres with a 3-acre minimum. Detailed site plan review by the Development Review Committee (DRC) is proposed so review by the Planning Commission and City Council will not occur unless a PD amendment is needed.

This property has frontage along Prairie View Road and Split Pea Road. The City's Thoroughfare Plan shows Prairie View Road as a Minor Arterial and Split Pea Road as a Community Collector. With the realignment and improvements to N. Pea Ridge Road, Split Pea Road may be considered for downgrading to a local street or neighborhood collector. The classification, along with the condition of Split Pea Road and adequacy to serve this development, will be more fully evaluated with the subdivision plat. The applicant has also expressed interest in having the city abandon a portion of this ROW.

Compliance with the Residential Subdivision Entrance/Access Design Standards is required. For the maximum density of 204 dwelling units, three standard entrances are required or two alternate design entrances (minimum 41 ft pavement width). PD conditions require one of the entrances to connect to the hammerhead road, Augustus Drive, in the North Ridge Townhome development to the north. The number of entrances and design will be more fully evaluated with the subdivision plat.

Per the Trails Master Plan, there is an existing Thoroughfare Connector Trail along Prairie View Road. The applicant is responsible for replacing/repairing this sidewalk as needed due to development activities. A PD condition requires a minimum 5 ft. wide sidewalk along Split Pea Road. Other PD conditions include the following provisions: parking ratio of 2.5 spaces/dwelling unit; rear parking/alley access for lots less than 25 ft in width; driveways in the front yard limited to 52% of the lot frontage; no residential driveways allowed on Split Pea Road or Prairie View Road; landscaping and trees required along Split Pea Road; minimum one tree per dwelling unit required in the front yards of the residential lots.

With regard to water service, the city has water mains along Prairie View Road, Split Pea Road, and Augustus Drive available to serve this site. Sanitary sewer service will require a wastewater extension along Hog Pen Creek to the west. The applicant is aware of this and will address this issue with the subdivision plat. Drainage issues currently exist on property west of this site; stormwater runoff is a concern and will need to be addressed with the subdivision plat as well.

Planned Development: UDC Section 3.4.1 defines a Planned Development as:

“A flexible overlay zoning district designed to respond to unique development proposals, special design considerations and land use transitions by allowing evaluation of land use relationships to surrounding areas through development plan approval.”

As a Planned Development, per UDC Sec.3.4.3A, a Site/Development Plan is subject to review and approval by City Council and conditions of approval can be included into the rezoning Ordinance with a binding Site/Development Plan. In determining whether to approve, approve with conditions or deny a Planned Development application, the PZC and City Council must consider specific criteria identified in UDC Section 3.4.5. (attached). A detailed site/development plan is not available at this time. A PD condition proposes staff review of the site plan with the Development Review Committee (DRC) prior to the building permit.

A generalized listing of permitted and conditional uses for the existing and proposed zoning districts is provided in the attached table. Also attached are tables with estimated AADT (average annual daily traffic) for this development and traffic counts for nearby roadways.

Development Regulations: The attached tables compares development standards for existing and proposed zoning districts in UDC Section 4.5.1.

Subdivision Plat: A subdivision plat is required prior to any development and will incorporate provisions of this PD. Drainage, utility needs, and transportation related issues will be fully evaluated with the subdivision plat.

Neighborhood Planning District (NPD): The subject property does not lie within a NPD.

DEVELOPMENT REVIEW COMMITTEE (DRC): As required by UDC Section 3.4.2B, the DRC discussed this project on October 21, 2024. DRC recommendations have been incorporated into the PD conditions.

PUBLIC NOTICE: Notice of the public hearing was sent to owners for 89 properties located within 200-feet of the subject property and to the applicable Independent School District, as required by State law and City Ordinance. As of 5:00 p.m. on Tuesday, December 3, 2024, four responses were received: one response in favor, representing 3 properties; two responses in opposition; and one response opposed to apartments but otherwise in favor. The newspaper printed the notice of the public hearing on November 21, 2024, in accordance with state law and local ordinance.

A public hearing is required at the Planning and Zoning Commission meeting and also at the City Council meeting. Since this item was tabled at first reading without holding the public hearing, notice is required to be published in the newspaper again. The newspaper printed the notice of the City Council public hearing on February 21, 2025, in accordance with state law and local ordinance. Notification to the surrounding property owners is not required for the City Council public hearing.

SCHOOL DISTRICT: Belton Independent School District (BISD)

ALIGNMENT WITH ADOPTED PLANS:

Plan	Comments
Strategic Plan	This item supports the City's Strategic Plan goals of 1) supporting well-managed growth and development to promote a thriving economy; and 2) neighborhoods where people love to live.
Comprehensive Plan	<p>Compliance to goals, objectives or maps of the Comprehensive Plan, Mobility Master Plan, and Sidewalk and Trails Master Plan are summarized below:</p> <p><u>Future Development Plan (CP Map 4.2)</u> Chapter 4 of the 2020 Comprehensive Plan identifies this area as Residential and Neighborhood Services future development category intended primarily for new single-family detached residential subdivisions and associated amenities. Appropriate uses include single-family detached and attached residential, neighborhood-serving retail, personal service, and restaurant (without drive-throughs) uses provided they meet appropriate design standards and locational and decision-making criteria. The requested PD with base district of MF1 will allow a variety of residential uses to include those described above and includes PD conditions to ensure consistency with the future development plan.</p> <p><u>Thoroughfare Plan (CP Map 4.3)</u> Prairie View Road: Minor Arterial; Split Pea Road: Community Collector. With</p>

Plan	Comments
	<p>the realignment and improvements to N. Pea Ridge Road, Split Pea Road may be considered for downgrading to a local street.</p> <p><u>Availability of Public Facilities (CP Goal 4)</u> Water is available to serve this site. A wastewater extension is needed for sanitary sewer service and will be evaluated in more detail with the subdivision plat. Drainage needs and stormwater runoff will also be evaluated with the plat.</p>
Trails Master Plan & Subd. Ordinance	<p><u>Trails MP:</u> Existing Thoroughfare Connector along Prairie View Rd. <u>Subdivision Ord:</u> 4 – 5 ft. sidewalk required along collector streets (Split Pea Rd.) Even if downgrading to a local street, PD condition requires a minimum 5 ft. sidewalk along Split Pea Rd.</p>
Mobility Master Plan	<p>Safety concerns with visibility at top of hill and center-turn lane. Evaluate access management; possible median or right-in/right-out on Prairie View to minimize conflicts with left-turn movements.</p>

STAFF RECOMMENDATION: This item was tabled at first reading on December 19, 2024 to allow time for staff to work with the applicant to provide a more detailed site plan. A revised site plan has been provided and staff has updated some of the PD conditions, which are shown below in italicized text and strikethroughs. Staff recommends approval of the requested rezoning and site/development plan subject to the conditions below.

General Conditions:

1. The 19.89 +/- acre property shall be developed in substantial compliance to the development/site plan attached as Exhibit A.
2. A plat consistent with the development/ site plan shall be submitted for review by the City prior to development, with lot sizes and configurations conforming to the UDC requirements for uses allowed under this ordinance.
3. Buffering/screening sufficient to protect privacy of the neighbors required along MF1 perimeter adjacent to existing residential uses to the south and west and along north and west perimeter of the NS section to include the following:
 - 8' high concrete/masonry wall with trees along the west side of the NS lot where it abuts the existing residential lot (Lopez property).
 - 8' high privacy fence along the west property line with 20' rear yard setback required for the residential lots (no structures allowed in the setback area) and lot owner responsible for providing minimum one tree in the rear setback area. No balconies facing property to the west.
4. Minimum 5 ft wide sidewalk required along Split Pea Road.
5. Additional review of the site/development plan by the Planning and Zoning Commission and City Council is not required unless an amendment to the approved ordinance is required. *NOTE: Multi-family use requires site plan review by the Planning and Zoning Commission and City Council.*
6. Relocate dumpster enclosure for Northridge Townhomes to this property.

7. Provide sidewalks connecting to existing public sidewalks, retail uses, and parks.
8. Issues related to drainage and sanitary sewer shall be addressed with the subdivision plat.
9. Any parcels containing park amenities or drainage will be owned and maintained by an HOA/POA with authority over any resulting subdivision within the boundary of this planned development.

Multi-Family 1 Section:

1. Use and development of property must comply with MF1 zoning district standards, except density shall not exceed 12 dwelling units/acre, regardless of type of residential use.
2. Variation of building elevations and colors required to prevent monotony of design *to be reviewed by DRC.*
3. *Minimum lot width of 25 ft. for townhomes.*
4. Provide parking ratio of minimum 2.5 spaces per dwelling unit. Overflow/guest parking areas need to be located reasonable distance from the dwelling units being served *and will be finalized with the subdivision plat.*
5. For residential uses other than multi-family, driveways/parking in the front yard limited to 52% of the lot frontage; townhomes and single family attached uses (one dwelling unit/lot) require rear parking/access unless lot widths are 25 ft or more.
6. Front yard setback may be reduced to 10 ft if parking/access is at the rear of the lot.
7. Street connection to hammerhead road (Augustus Drive) in North Ridge townhome development to the north is required.
8. Landscape materials along the perimeter street frontage shall be provided including trees with a minimum 2" diameter at breast height (DBH) at time of planting, at 50 ft spacing.
9. For residential uses other than multi-family, minimum one tree per dwelling unit shall be provided in the front yard with a minimum 2" diameter at breast height (DBH) at time of planting.
10. Compliance with residential subdivision entrance/access design standards. ~~with one of the entrances required from Prairie View Road.~~
11. No residential driveways allowed on Split Pea Road or Prairie View Road.
12. Height limited to 2 stories along the perimeter on the north, south, and west sides, regardless of the residential use or housing type.

Neighborhood Service Section:

1. NS section shall be minimum of 3 acres and maximum of 5 acres, as shown on the attached site plan (Exhibit A).
2. Use and development of the property shall comply with Neighborhood District standards.
3. Landscaping shall be provided as required in UDC Section 7.4.

BOARDS & COMMISSIONS RECOMMENDATION: On December 3, 2024 the Planning and Zoning Commission met and reviewed this item and recommended approval by a vote of 6 to 0.

FISCAL IMPACT: Not applicable.

ATTACHMENTS:

Ordinance
Updated Conceptual Site/Development Plan
Tables
Maps

Photos
Returned Property Owner Responses