

**Planned Development Criteria and Compliance Summary**

<b>UDC Code Section 3.4.5 (A-J)</b>	<b>Yes/No</b>	<b>Discussion / Synopsis</b>
<b>A. The Plan Complies with all provisions of the Design and Development Standards Manual, this UDC and other Ordinances of the City.</b>	<b>YES</b>	PD conditions allow the mixed-use development based on percentages and a PD condition will allow MF use in the GR zoned portion; all other provisions in the UDC are satisfied. Several PD conditions provide more restrictive elements including detailed site plan review by PZC and CC for the MF2 and GR sections.
<b>B. The environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on natural resources of the surrounding properties and neighborhood is mitigated.</b>	<b>YES</b>	Drainage and other related engineering will be addressed through the platting and building permit process. A PD condition requires a 20 ft. tree preservation buffer where adjacent to existing residential use; preservation of existing trees/vegetation is encouraged. A greenway trail is proposed along an existing drainage feature which will remain an undeveloped area. No specific impacts to existing natural resources on the property have been identified at this time.
<b>C. The development is in harmony with the character, use and design of the surrounding area.</b>	<b>YES</b>	The surrounding area is developed primarily with residential uses on large lots with minimum size of 0.5 acre. The proposed mixed-use development will incorporate a higher density than the surrounding uses but provisions such as a height limit adjacent to residential use and a 20 ft. tree preservation buffer adjacent to existing residential use will promote a harmonious development. A PD condition also requires detailed site plan review for the MF and GR sections to ensure harmony with the surrounding developments.
<b>D. Safe and efficient vehicular and pedestrian circulation systems are provided.</b>	<b>YES</b>	Vehicular and pedestrian circulation systems will be evaluated with the site plan and subdivision plat to ensure adequate circulation is provided. The number of required entrances depends upon the number of dwelling units and must comply with the City's residential access design standards. Two alternate design entrances (41' pavement width) will allow up to 300 dwelling units. Dwellings in excess of 300 require a minimum of three alternate design entrances. Sidewalks are required along FM 93 and internal collector streets to provides safe pedestrian movement. PD conditions are included for these requirements.
<b>E. Off-street parking and loading facilities are designed to ensure that all such spaces are usable and are safely and conveniently arranged.</b>	<b>YES</b>	Parking will be provided as required in UDC Section 7.5 Off Street Parking and Loading, including two parking spaces for the single family use.
<b>F. Streets are designed with sufficient width and suitable grade and location to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.</b>	<b>YES</b>	Internal streets will be evaluated with the subdivision plat and site plan review to ensure proposed traffic will be accommodated and access for emergency vehicles provided.
<b>G. Streets are coordinated so as to compose a convenient system consistent with the Thoroughfare Plan of the City.</b>	<b>YES</b>	The City's Thoroughfare Plan shows FM 93 as a Major Arterial street and Hartrick Bluff Road as a Community Collector. FM 93 is a TxDOT highway; no improvements currently funded. Improvements to reconstruct Hartrick Bluff to two lanes with a center turn lane are identified in a CIP project with 30% design funded in FY25. The proposed internal collector streets are not identified on the Thoroughfare Plan. ROW needs and improvements will be evaluated with the subdivision plat.
<b>H. Landscaping and screening are integrated into the overall site design:</b> 1. To provide adequate buffers to shield lights, noise, movement or activities from adjacent properties when necessary. 2. To complement the design and location of buildings.	<b>YES</b>	To address landscaping and screening, a PD condition requires a 20 ft. tree preservation buffer adjacent to the existing residential uses. Height of the MF portion is limited to 2 stories if within 75 ft. of an existing or proposed single family residential lot. Landscaping for the MF and GR portions will be evaluated in detail with the site plan review, along with screening/buffering.
<b>I. Open space areas are designed to ensure that such areas are suitable for intended recreation and conservation uses.</b>	<b>YES</b>	Open space/parkland will be evaluated with the site plan and subdivision plat.
<b>J. Water, drainage, wastewater facilities, garbage disposal and other utilities necessary for essential services to residents and occupants are provided.</b>	<b>YES</b>	Water availability is currently limited in this vicinity and will be contingent upon a pressure analysis. Future CIP water projects are planned for FY 2030 to 2040, and 2040 to 2070. Sanitary sewer service is also limited; a temporary lift station may be required to serve this site. Future CIP sewer projects have been identified but not scheduled at this time. These utilities, along with drainage needs will be fully evaluated with the subdivision plat.

# Tables – FY-24-28-ZC

## Permitted & Conditional Uses Table (*Generalized*) Agricultural, SF1, SFA3, MF2 & General Retail

Use Type	Agricultural (AG)	Single Family – 1 (SF1)	Single Family Attached – 3 (SFA3)	Multi-Family 2 (MF2)	General Retail (GR)
<b>Agricultural Uses</b>	Farm, Ranch or Orchard; Greenhouse or Nursery <b>CUP</b> for Animal Shelter; Fish Hatchery/Farm; Poultry Hatchery; Kennel without Veterinary Hospital; Livestock Auction	Farm, Ranch or Orchard	Farm, Ranch or Orchard	Farm, Ranch or Orchard; Greenhouse	Farm, Ranch or Orchard <b>CUP</b> for Kennel w/o Vet Hospital
<b>Residential Uses</b>	Family or Group Home; Industrialized Housing; Mobile Home; Single Family Detached <b>CUP</b> for Covert/Monastery ; Fraternity/Sorority; Home for the Aged; Mobile Home or RV Park	Family or Group Home; Industrialized Housing; Single Family Detached	Family or Group Home; Industrialized Housing; Single Family Detached & Attached; Patio Home; Townhouse; zero lot line dwelling	Boarding/Rooming House; Family or Group Home; Home for the Aged; Industrialized Housing; Multi-Family; Single Family Detached & Attached; Townhouse; Triplex; Duplex; Zero lot line dwelling <b>CUP</b> for Fraternity or Sorority	Boarding/Rooming House; Convent or Monastery; Fraternity or Sorority; Home for the Aged; Industrialized Housing; Single Family Detached & Attached; Townhouse; Duplex <b>CUP</b> for Family or Group Home; RV Park
<b>Educational and Institutional Uses</b>	School or Church; Child Care—Family Home <b>CUP</b> for Cemetery; Child Care Group Home or Day Care; College; Community Center; Fairgrounds; Fraternal Lodge; Hospital; Pre-School; Social Service Shelter	Child Care Family Home; School or Church <b>CUP</b> for Cemetery; Child Care Group Home or Center; College; Community Center; Pre-School; Social Service Shelter	Child Care Family Home; School or Church <b>CUP</b> for Cemetery; Child Care Group Home or Center; College; Community Center; Pre-School; Social Service Shelter	Child Care—Family Home; School or Church <b>CUP</b> for Cemetery; Child Care - Group Home; Community Center; College; Fraternal Lodge; Halfway House; Pre-School; Social Service Shelter	Art Gallery or Museum; Pre-School; School or Church; College; Business School; Hospital; Fairground; Fraternal Lodge; Child Care—Family Home, Group Home or Center <b>CUP</b> for Cemetery; Community Center; Shelters—Emergency, Social Service, Transitional, Substance Abuse; Halfway House
<b>Retail &amp; Service Uses</b>	Artisan Craft Production/Retail <b>CUP</b> for Brewery, Brewpub, Distillery or Winery; Exercise Gym;	None	None	<b>CUP</b> for Exercise Gym	Alcoholic Beverage Sales for Off-Premise Consumption; Bank; Barber/Beauty Shop; Exercise Gym; Food/Beverage Sales

	Veterinary Hospital with Kennels				w/o Fuel; Veterinary Office/Hospital w/o Kennels; Various Retail Shops and Services; Brewery/Winery (Micro) <b>CUP</b> for Alcoholic Beverage/Package Store; Brewery/Winery (Macro)
<b>Commercial Uses</b>	None	None	None	None	Indoor Flea Market; Shops –Printing, Plumbing, Upholstery
<b>Office Uses</b>	None	None	None	None	Office <b>CUP</b> for Warehouse Office
<b>Industrial Uses</b>	<b>CUP</b> for Animal Feedlot; Temp Asphalt/Concrete Plant; Laboratory; Recycling Collection	<b>CUP</b> for Temp Asphalt/Concrete Plant	<b>CUP</b> for Temp Asphalt/Concrete Plant	<b>CUP</b> for Temp Asphalt/Concrete Plant	Medical Lab, Recycling Collection <b>CUP</b> for Temp Asphalt/Concrete Plant
<b>Recreational Uses</b>	Day Camp; Park; Stadium; Zoo <b>CUP</b> for Outdoor Commercial Amusement; Country Club; Drag Strip; Golf Course; Rodeo; Roller or Ice Rink; Outdoor Shooting Range; Commercial Swimming Pool	Park <b>CUP</b> for Stadium	Park <b>CUP</b> for Stadium	Park <b>CUP</b> for Stadium	Alcoholic Beverage Sales for On-Premise Consumption Beer/Wine less than 75% Revenue; Indoor Commercial Amusement; Country Club; Indoor Theater; Park; Stadium; Roller/Ice Rink <b>CUP</b> for All Alcoholic Beverages; Dance Hall; Children Day Camp; Commercial Swimming Pool; Zoo
<b>Vehicle Service Uses</b>	None	None	None	None	Auto Leasing; Minor Vehicle Servicing; Car Wash; Sales—Auto, Motorcycle, and Fuel
<b>Restaurant Uses</b>	None	None	None	None	Restaurant including drive-in
<b>Overnight Accommodations</b>	<b>CUP</b> for RV Park	None	None	Hotel/Motel	Hotel/Motel <b>CUP</b> for RV Park
<b>Transportation Uses</b>	Railroad ROW <b>CUP</b> for Airport; Heliport/Helistop	Railroad Track ROW	Railroad Track ROW	Railroad Track ROW	Emergency Vehicle Service; Railroad Track ROW <b>CUP</b> for Helistop; Commercial Parking Lot

# Tables – FY-24-28-ZC

Surrounding Property & Uses			
Direction	Future Development Plan	Zoning	Current Land Use
Site	Rural / Estate; Res & NS; Corridor MU with MUAC	AG	Undeveloped land
North	Res & NS; Corridor MU with MUAC	AG; SF1; PD(NS)	Detached SF residential including Ridgewood Estates Subd. and undeveloped land
South	Rural / Estate	n/a	Undeveloped land
East	Rural / Estate; Corridor MU with MUAC	AG and n/a	Detached SF residential including these subdivisions: Hidden Creek Phases I & II, Hartrick Addn, Havemann Estates, Morgan Ridge Estates; and undeveloped land
West	Rural / Estate; Res & NS	AG and n/a	Detached SF residential including The Landing at Heritage Oaks Subd. and Boutwell Lane Subd. Phases II, III & IV

## Compliance with Approved Plans

Document	Map, Focus Area or Goal	Compliance?
CP	Map 4.2 - Future Development Plan	YES
CP	Map 4.3 - Thoroughfare Plan	YES
CP	Focus Area – Smart Growth	YES
CP	Goal 1 – Support desired development through thoughtful consideration of infrastructure, community character, and economic impact	YES
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	YES
CP = Comprehensive Plan      STP = Sidewalk & Trails Plan		

## Dimensional Standards

	Current AG	Proposed SF1	Proposed SFA3	Proposed MF2	Proposed GR Non- Residential
<b>Minimum Lot Size</b>	1 acre	7,500 sq ft	2,300 sq ft	2,500 sq ft	n/a
<b>Minimum Lot Width</b>	100 ft	60 ft	20 ft	60 ft	n/a
<b>Minimum Lot Depth</b>	150 ft	100 ft	100 ft	120 ft	n/a
<b>Front Setback</b>	50 ft	20 ft	15 ft	25 ft	15 ft
<b>Side Setback</b>	15 ft	10% lot width, max 7.5 ft	5/0 ft	10/15 ft up to 50 ft	10 ft
<b>Side Setback (corner)</b>	15 ft	10 ft	15 ft	15 ft	10 ft
<b>Rear Setback</b>	10 ft	10 ft	5 ft	10 ft up to 50 ft	0 ft
<b>Max Building Height</b>	3 stories	2 stories	2 ½ stories	4 stories	3 stories

FY-24-28-ZC – FM 93 PD – Trip Generation Estimates

	Expected units	<b>Weekday Average Trips</b>	Weekday AM Peak Hour	Weekday PM Peak Hour	Adjacent Streets AM Peak Hour	Adjacent Streets PM Peak Hour	Saturday - or - Saturday Peak Hour
Single-family detached ITE Code 210	150 units <i>9.43 trips / dwelling</i>	<b>1,415</b>	113	149	105	141	1,422
Single-family detached ITE Code 210	200 units <i>9.43 trips / dwelling</i>	<b>1,886</b>	150	198	140	188	1,896
Single-family attached ITE Code 215	100 units <i>7.20 trips / dwelling</i>	<b>720</b>	55	61	48	57	876
Single-family attached ITE Code 215	550 units <i>7.20 trips / dwelling</i>	<b>3,960</b>	303	336	264	314	4,818
Multi-family (Apartments) ITE Code 220	150 units <i>6.74 trips / dwelling</i>	<b>1,011</b>	71	85	60	77	683
Multi-family (Apartments) ITE Code 220	300 units <i>6.74 trips / dwelling</i>	<b>2,022</b>	141	171	120	153	1,365
<b>Multi-family (Apartments) ITE Code 220</b>	<b>600 units</b> <i>6.74 trips / dwelling</i>	<b>4,044</b>	<b>282</b>	<b>342</b>	<b>240</b>	<b>306</b>	<b>2730</b>
<b>Potential Retail / Service Uses</b>							
Mini-Warehouse ITE Code 151	80,000 sq ft <i>1.45 trips / 1,000 sq ft</i>	<b>116</b>	14	14	7	12	142
Medical-Dental Office ITE Code 720	3,000 sq ft <i>36.00 trips / 1,000 sq ft</i>	<b>108</b>	11	14	9	12	41
Shopping Plaza (<40k sq ft) ITE Code 822	50,000 sq ft <i>94.49 trips / 1,000 sq ft</i>	<b>1,361</b>	190	331	59	165	164
Automated Car Wash ITE Code 948	1 tunnel <i>77.50 trips / tunnel</i>	-	-	-	-	78	41

Source: Institute for Traffic Engineers, Trip Generation Manual 11th Edition

### **Residential Uses:**

**Land Use Code 210** - A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

**Land Use Code 215** - Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

**Land Use Code 220** - Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors.

### **Retail / Service Uses:**

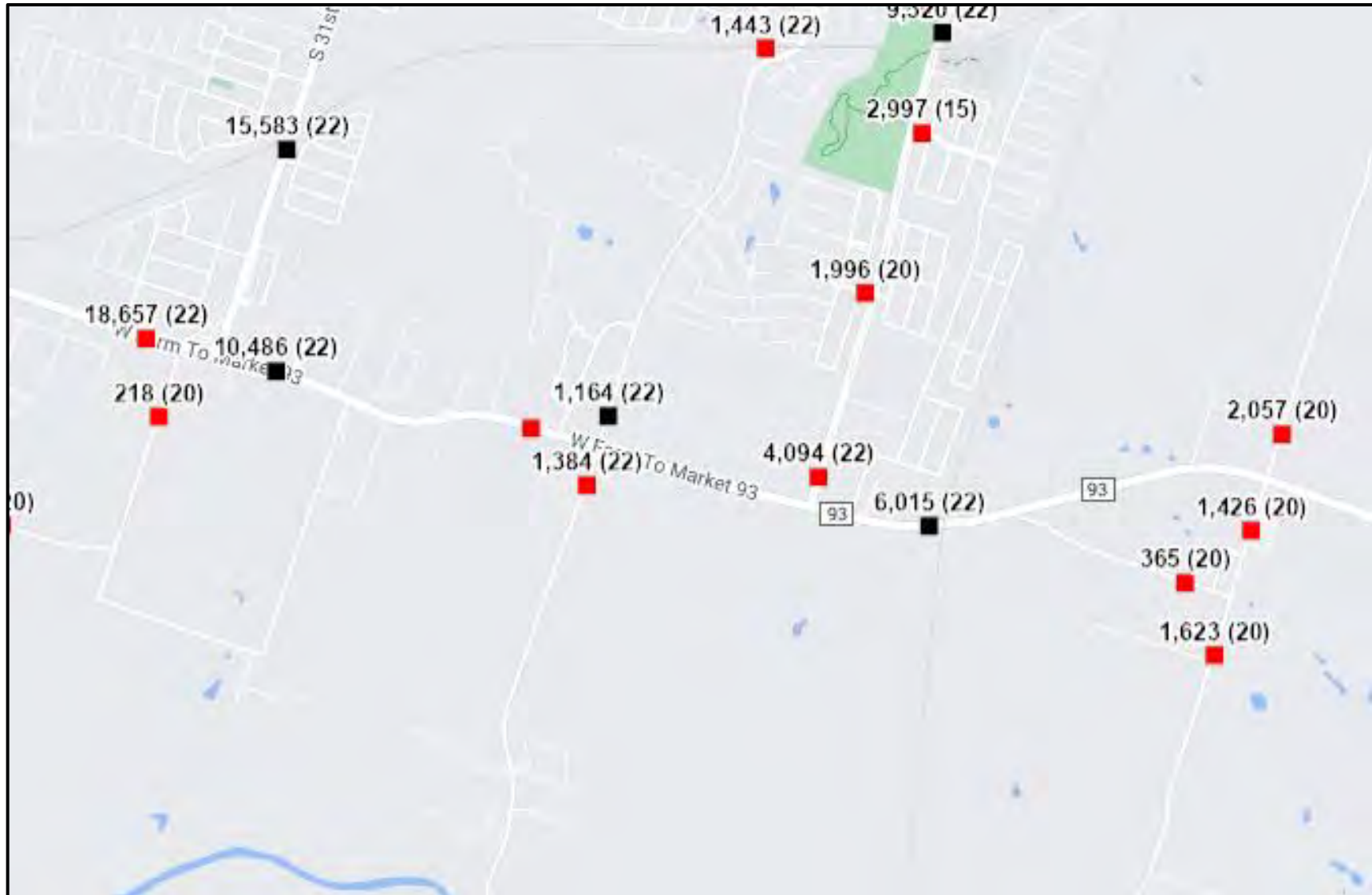
**Land Use Code 151** - A mini-warehouse is a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as “self-storage” facilities.

**Land Use Code 720** - A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. One or more private physicians or dentists generally operate this type of facility.

**Land Use Code 822** - A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). No shopping plaza with a supermarket as its anchor is smaller than 40,000 square feet GLA.

**Land Use Code 948** - An automated car wash is a facility that allows for the mechanical cleaning of the exterior of vehicles. Manual cleaning service may also be available at the facility.

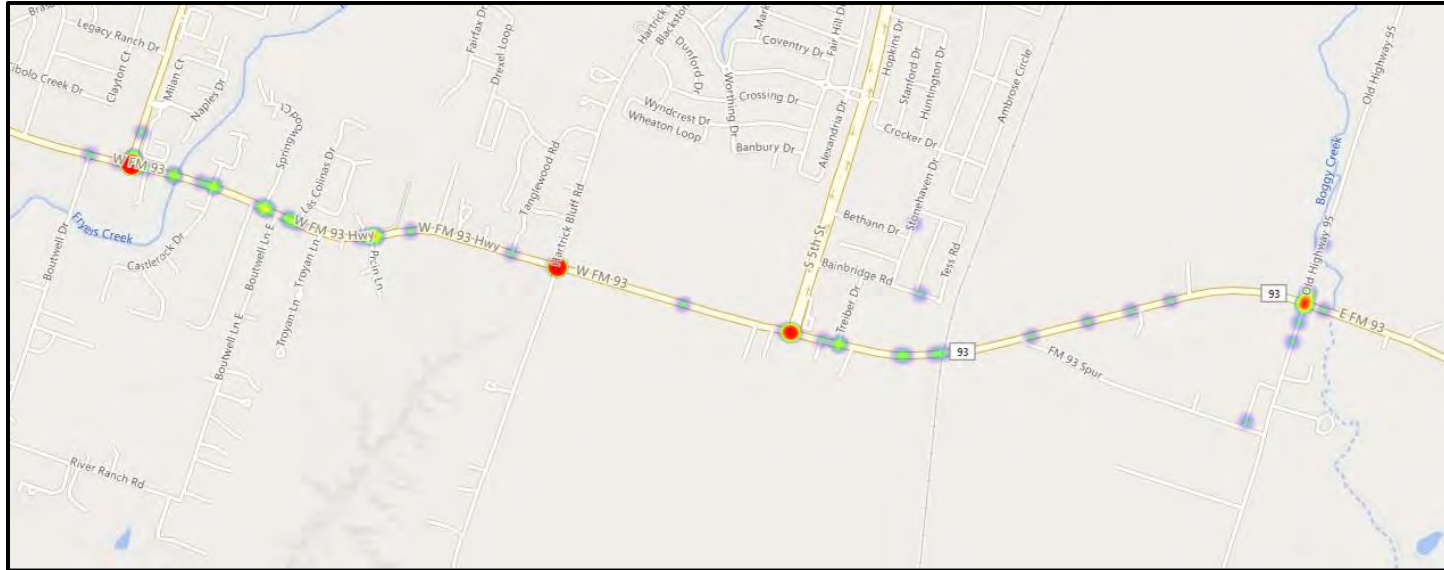
Traffic Volume – TxDOT Traffic Count Database System (TCDS)



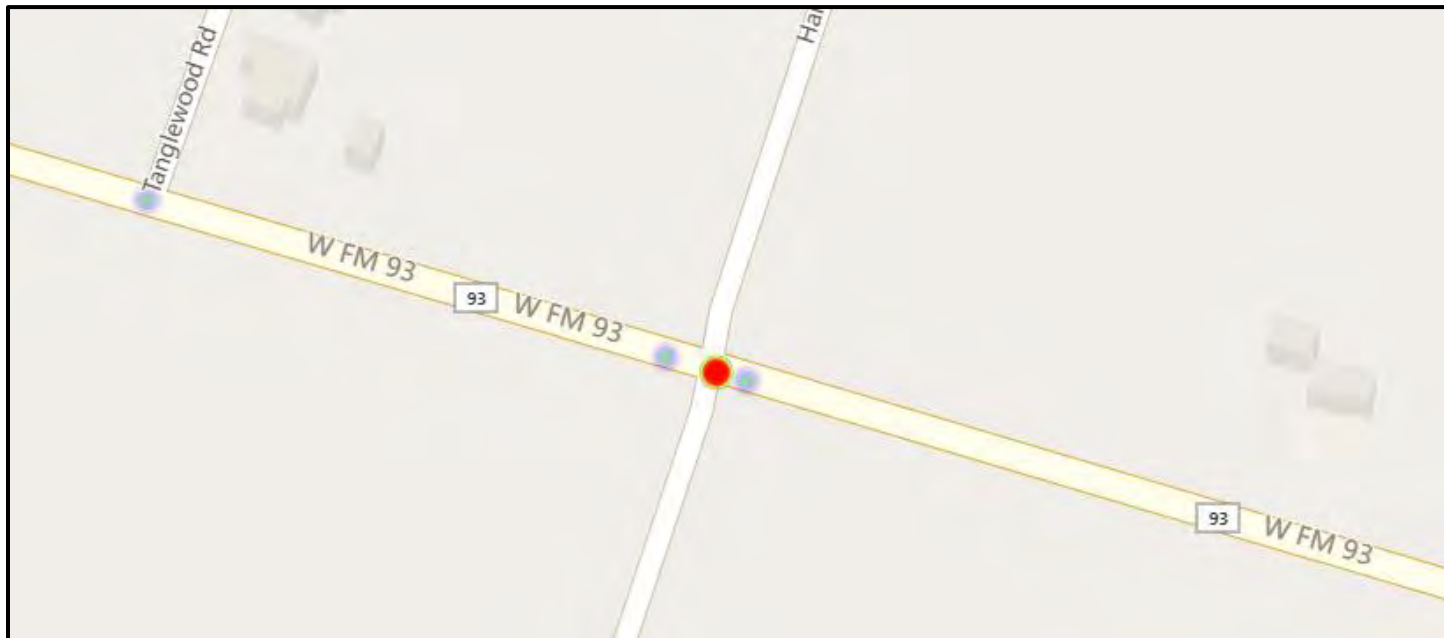


## Crash analysis, 2019 to 2024 – TxDOT Crash Records Information System (CRIS)

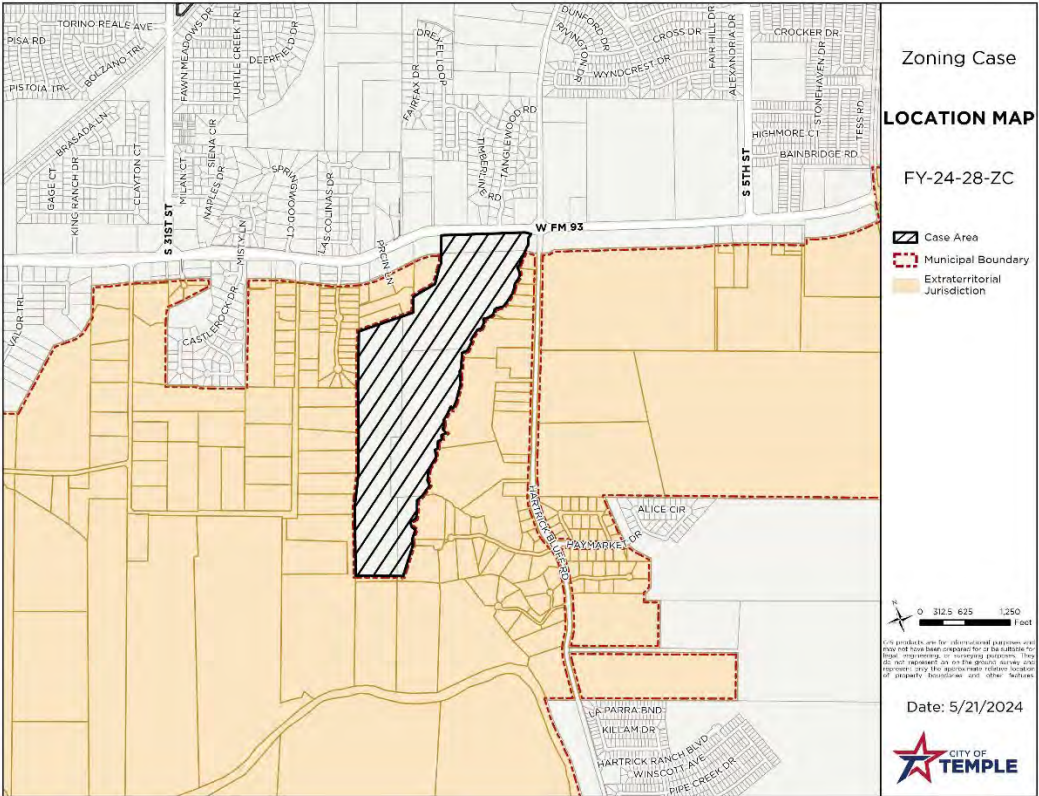
107 crashes along FM93 corridor: 0 fatal, 8 serious injury, 15 minor injury



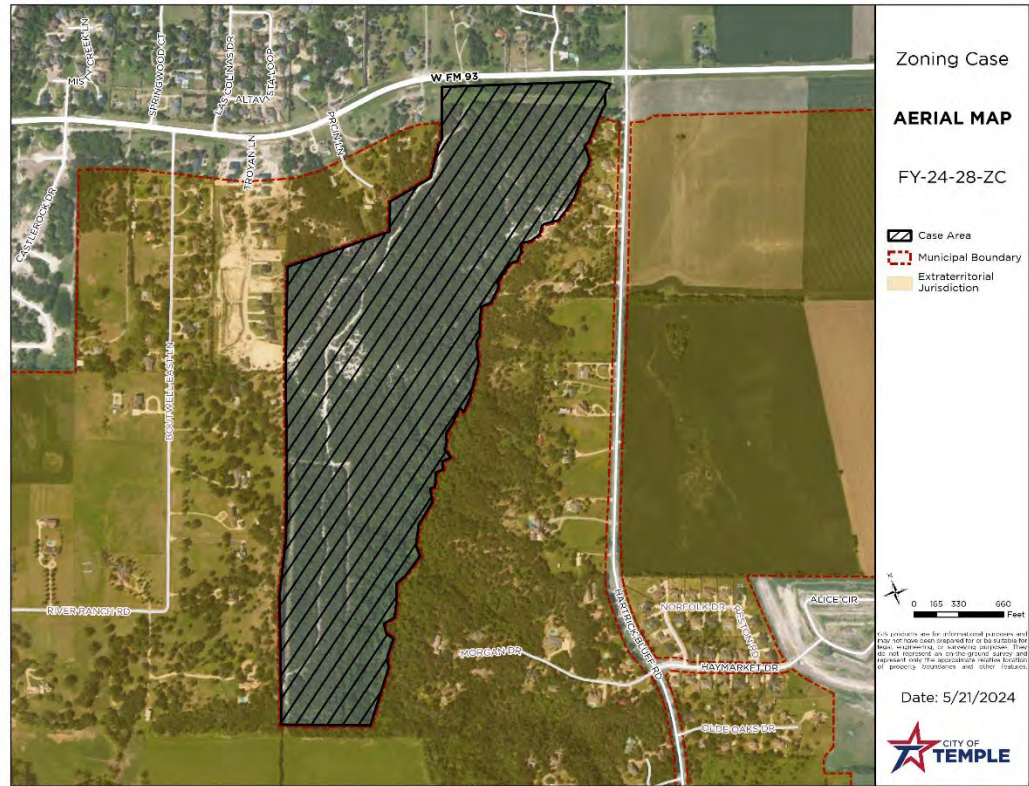
21 crashes at intersection of FM 93 & Hartrick Bluff: 0 fatal, 1 serious injury, 3 minor injury



# Maps

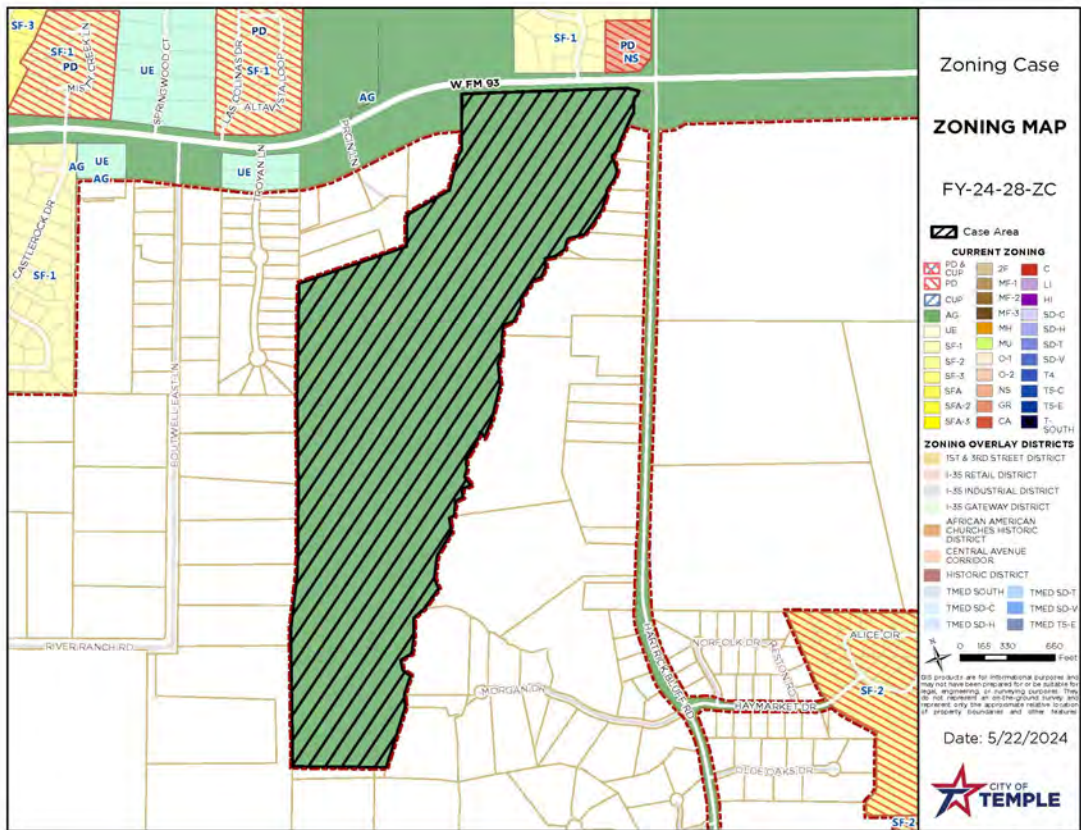


Location Map

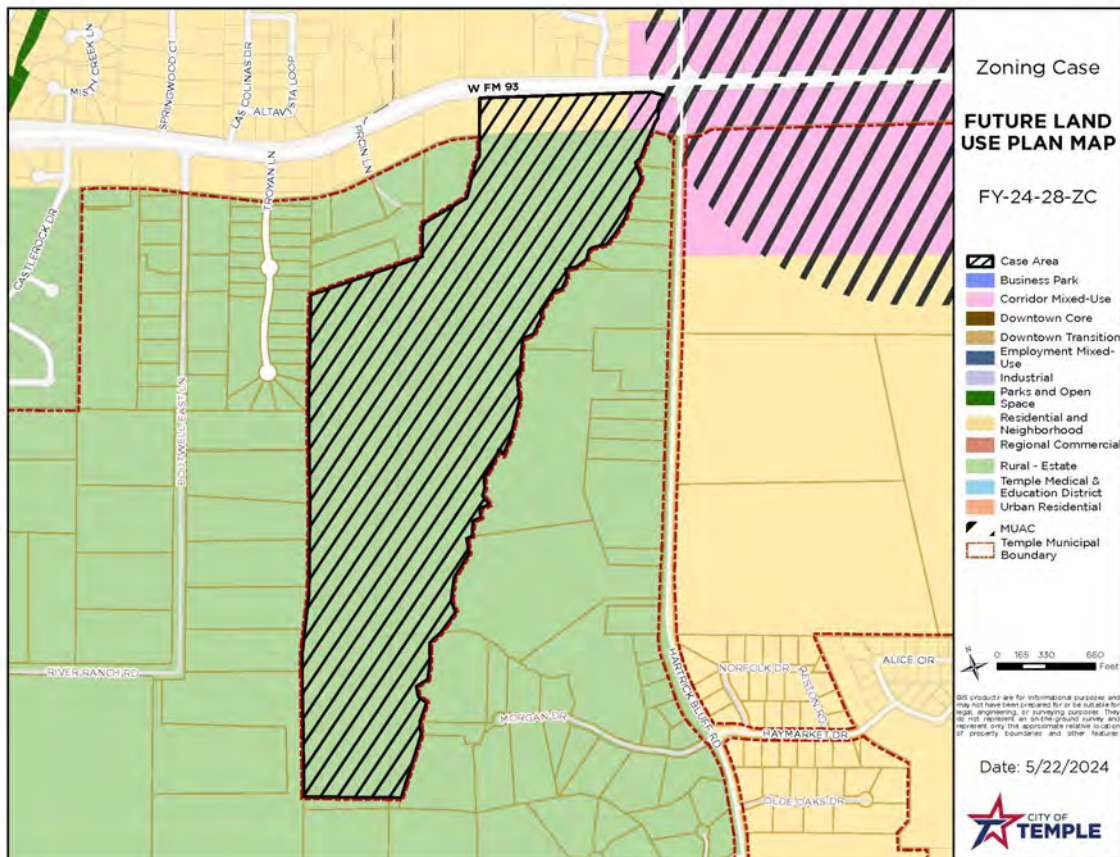


Aerial Map



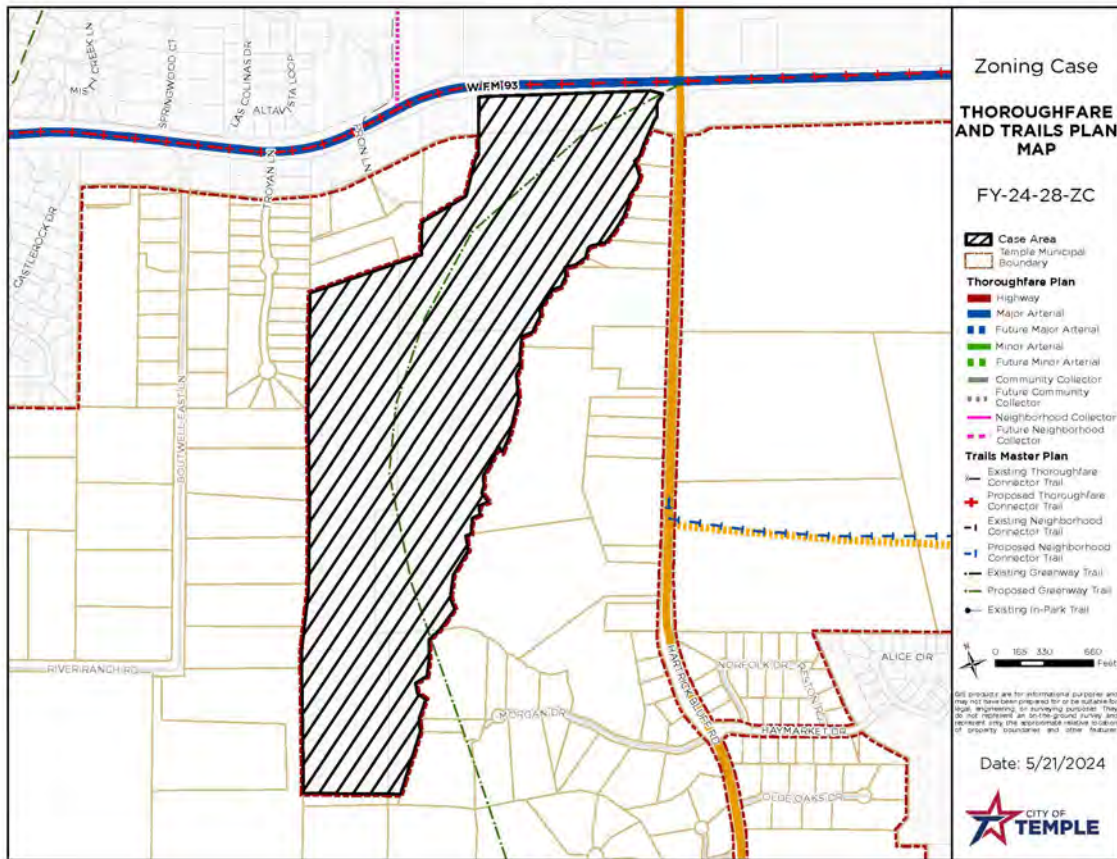


**Zoning Map**

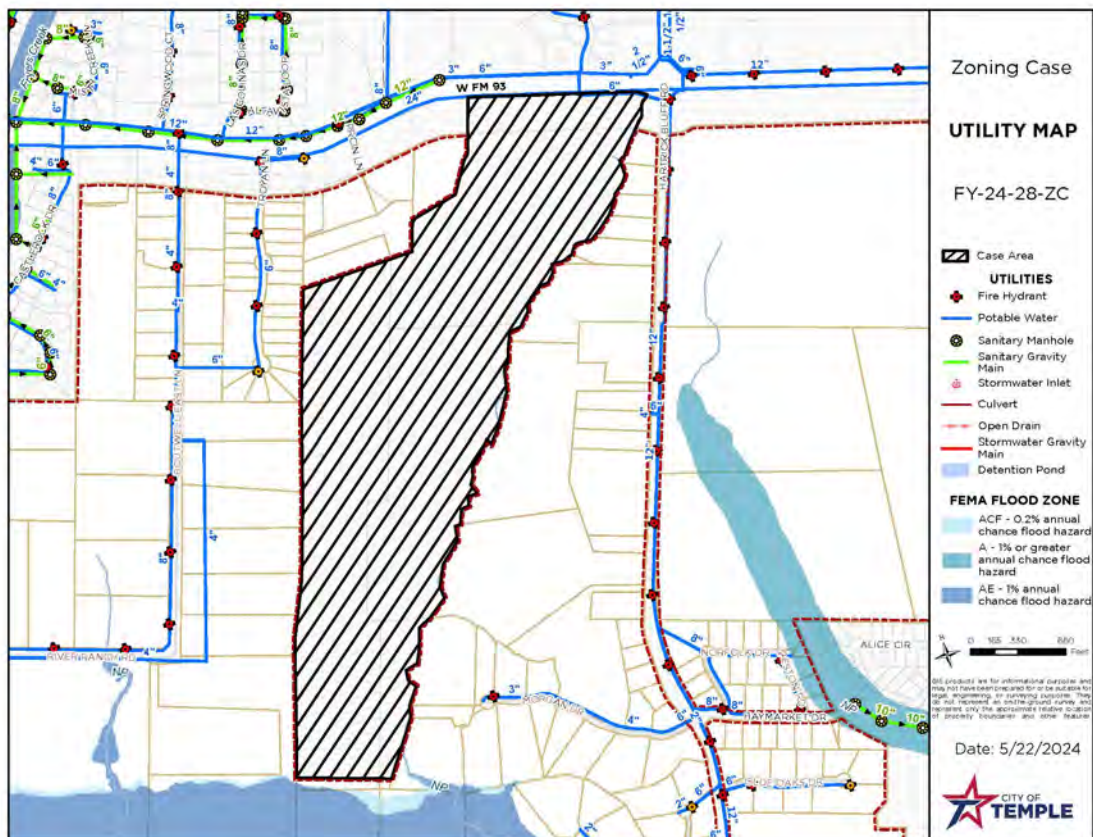


**Future Land Use Map**

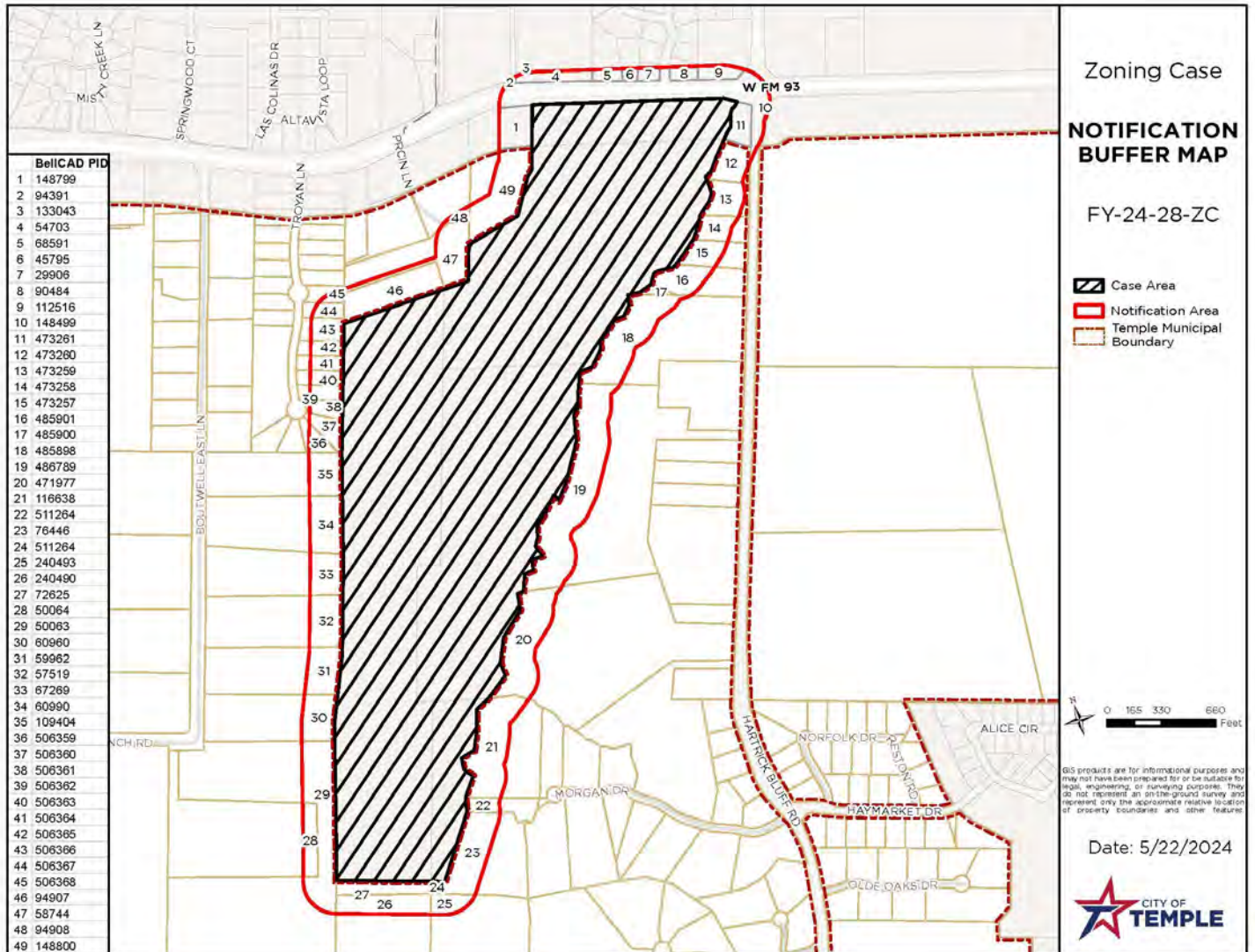




Thoroughfare & Trails Map



Utility Map



**Notification Map**



# PHOTOS

Rezoning Site - View from FM 93



Rezoning Site - View from Hartrick Bluff Rd





Properties on North Side of FM 93



Ridgewood Estates Subd



## Properties on South Side of FM 93





Adjacent Properties to the West along Troyan Lane – The Landing at Heritage Oaks Subd.





Adjacent Properties to the West along Boutwell East Lane – Boutwell Lane Subd Ph II, III, & IV





Properties to the East along Hartrick Bluff Road





Properties to the East along Hartrick Bluff Road





**Properties to the East along Hartrick Bluff Road**



**Adjacent Properties to the East along Morgan Dr**



THE FOLLOWING 'STANDARD' AND 'ALTERNATE' ENTRANCE STREET DESIGNS ARE TO BE USED WHEN DESIGNING TEMPLE RESIDENTIAL SUBDIVISIONS. ALTERNATE DESIGNS AFFORD INCREASED FLEXIBILITY AND MAY BE UTILIZED TO INCREASE THE RATIO OF LOTS TO ENTRANCE.

### RESIDENTIAL SUBDIVISION ENTRANCE/ACCESS DESIGN STANDARDS

NUMBER OF LOTS	STANDARD DESIGN MINIMUM ENTRANCES (LOCAL OR COLLECTOR STREET) (FIGURES 1,2,3,or4)	ALTERNATE DESIGNS MINIMUM ENTRANCES (MINIMUM CUMULATIVE STREET WIDTH 41' CB/CB) (FIGURES 2,3,4,&5or6)
1-75	1	
76-150	2(b)	1(d)
151-300	3(b&c)	2(b,c,&d)
301+	N/A	3(a,b,c,&d)

Subdivision Street Entrance/Access Design Requirements maybe satisfied with a combination of standard or alternate designs in combination with access to other subdivisions, in accordance with the table above and figures 1-7.

Fire Sprinkler Subdivisions. When all dwelling units within a subdivision are served by approved fire sprinkler systems, multiple entrance access is not required to meet fire safety requirements

Street Width and Curb Radii are determined by respective street classifications.

(a) Subdivisions with more than 300 residential lots may be required to have more than three entrance/access streets (or provision for future street connections with adjacent property) to facilitate adequate traffic flow and safety.  
The Planning Director may waive the requirement for more than three entrance access street design includes traffic-enhancing features such as: 1) street layout that promotes orderly and convenient traffic flow with local street to collector street to subdivision entrance/access 2) traffic calming features, 3) continuous left and right turn exit traffic lanes, 4) direct access to a multi-lane arterial street, arterial with center turn lane, boulevard, or acceleration/deceleration lanes to/from the entrance, 5) increased radii at entrance corners.

b) Second or Third Entrance Access required under this standard may be temporarily satisfied by the execution of a development agreement between the City and the developer and the subsequent dedication and construction of a "Temporary Emergency Vehicle Access" across a public lot or easement if the "access" is constructed in accordance with Figure 7. The development agreement must, in addition to addressing construction standards for the "Temporary Emergency Vehicle Access" provide that the City shall maintain the temporary access paving and retain the right to access until such time as the "Temporary Emergency Vehicle Access" is replaced by a permanent subdivision entrance/access constructed in accordance with these standards and accepted by the City. The development agreement shall also provide that as a condition of acceptance of a "Temporary Emergency Vehicle Access" by the City, that the developer shall create a home owners association with responsibility for maintaining vegetation adjacent to the "Temporary Emergency Vehicle Access" or shall provide financial guaranty acceptable to the City Attorney.

(c) Future Street Access may satisfy additional entrance access requirements when a future street access is a component of an approved Preliminary or Final Plat.

(d) Residential Driveway access to Entrance Streets is not permitted.

#### NOTES:

1. ADT IS A REFERENCED TERM FROM THE TRIP GENERATION MANUAL PUBLISHED BY THE INSTITUTE OF TRANSPORTATION ENGINEERS. RESIDENTIAL LOT IS ASSUMED AT 10 ADT/DWELLING UNIT.
2. AN ENTRANCE ACCESS STREET IS A STREET THAT EXTENDS CONTINUOUSLY BETWEEN TWO OR MORE STREETS. WHEN THE ACCESS OF A PROPOSED SUBDIVISION IS FROM AN EXISTING LOCAL STREET, THE AVERAGE DAILY TRIPS ("ADT's") OF THE EXISTING SUBDIVISION MUST BE INCLUDED IN THE ADT CALCULATION FOR THE PROPOSED SUBDIVISION.

SHEET 1 OF 3



### CITY OF TEMPLE ENGINEERING DEPARTMENT

3210 E. Avenue H, Bldg. A

TEMPLE, TX 76701-0402

APPROVED BY: Michael C. Newman, P.E.

DSAB APPROVED DATE: 1 OCTOBER 2005

DRAWN BY: Chris Paul

FILE NAME: SUBDIVENTRY.dwg

DESIGN CRITERIA-  
RESIDENTIAL SUBDIVISION ENTRANCES

SCALE  
1"=100'



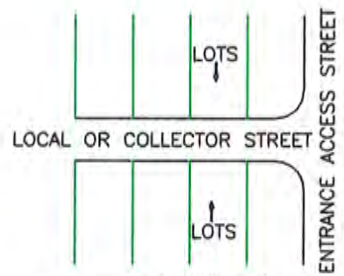


FIGURE 1  
STANDARD ENTRANCE  
(LOTS FACE ENTRANCE STREET)

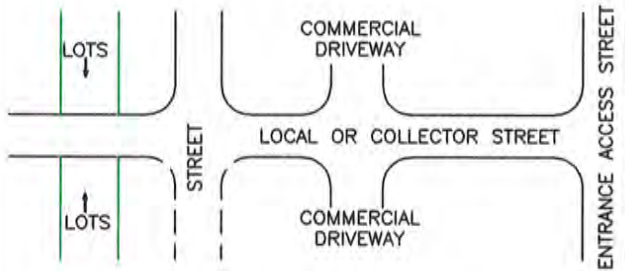


FIGURE 2  
STANDARD ENTRANCE  
(LOTS FACE ENTRANCE STREET AFTER INTERSECTION)

-----LINES DEPICT OPTIONAL STREET DESIGNS THAT MAY WORK, SUBJECT TO OVERALL DESIGN COMPLIANCE WITH CITY ORDINANCE OR DEVELOPMENT STANDARDS

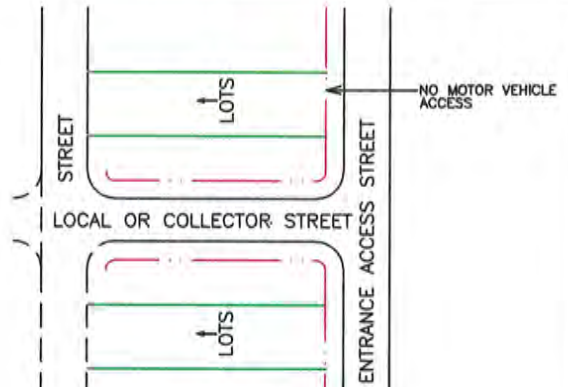


FIGURE 3  
STANDARD ENTRANCE  
(LOTS DO NOT FACE ENTRANCE STREET)

-----LINES DEPICT OPTIONAL STREET DESIGNS THAT MAY WORK, SUBJECT TO OVERALL DESIGN COMPLIANCE WITH CITY ORDINANCE OR DEVELOPMENT STANDARDS

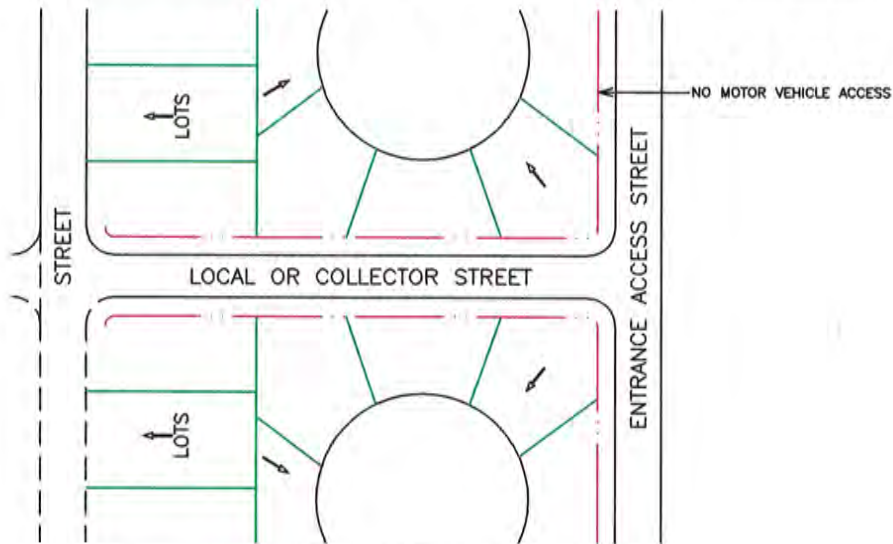
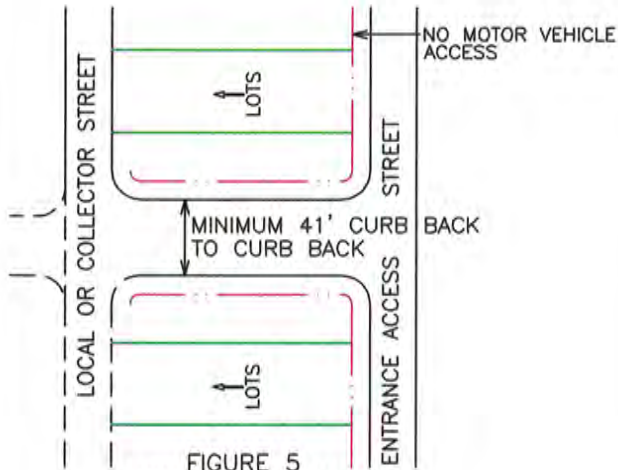


FIGURE 4  
STANDARD ENTRANCE  
(LOTS DO NOT FACE ENTRANCE STREET)

-----LINES DEPICT OPTIONAL STREET DESIGNS THAT MAY WORK, SUBJECT TO OVERALL DESIGN COMPLIANCE WITH CITY ORDINANCE OR DEVELOPMENT STANDARDS

SHEET 2 OF 3

**NOTE:**  
THIS ALTERNATIVE IS THE  
EQUIVALENT OF TWO  
ENTRANCES.

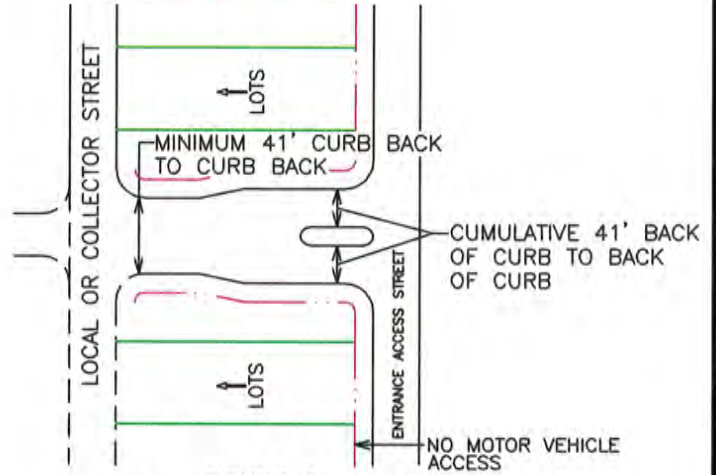


**FIGURE 5**  
**ALTERNATE ENTRANCE**  
**MINIMUM 41' CB/CB**

(LOTS DO NOT FACE ENTRANCE STREET)

-----LINES DEPICT OPTIONAL STREET DESIGNS THAT  
MAY WORK, SUBJECT TO OVERALL DESIGN COMPLIANCE  
WITH CITY ORDINANCE OR DEVELOPMENT STANDARDS

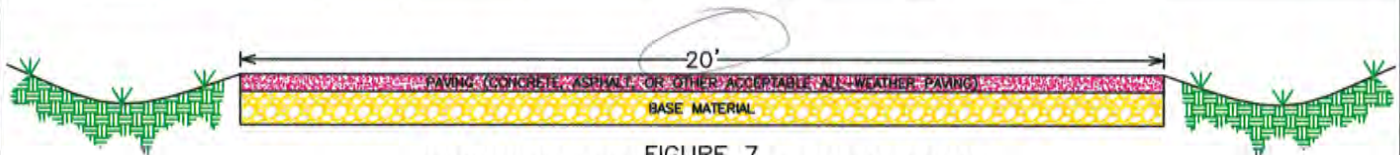
**NOTE:**  
THIS ALTERNATIVE IS THE  
EQUIVALENT OF TWO  
ENTRANCES.



**FIGURE 6**  
**ALTERNATE ENTRANCE (BOULEVARD)**  
**MINIMUM 41' CB/CB**

(LOTS DO NOT FACE ENTRANCE STREET)

-----LINES DEPICT OPTIONAL STREET DESIGNS THAT  
MAY WORK, SUBJECT TO OVERALL DESIGN COMPLIANCE  
WITH CITY ORDINANCE OR DEVELOPMENT STANDARDS



**FIGURE 7**  
**TEMPORARY EMERGENCY VEHICLE ACCESS DESIGN**

MINIMUM PAVEMENT DESIGN BASED ON A GEOTECHNICAL REPORT RECOMMENDATION, MUST BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 70,000 POUNDS, AND MEET STREET GRADE REQUIREMENTS OF THE MOVEABLE BARRICADES OR GATES, TO RESTRICT USE TO EMERGENCY VEHICLES, MAY BE INSTALLED WITH "NO PARKING FIRE LANE" SIGNS PER THE TEMPLE FIRE CODE.

**SHEET 3 OF 3**

**CITY OF TEMPLE**  
**ENGINEERING DEPARTMENT**

3210 E. Avenue 14, Bldg. A

TEMPLE, TX. 76701-0402

APPROVED BY: Michael C. Newman, P.E.

DESIGN APPROVED DATE: 1 OCTOBER 2008

DRAWN BY: Chris Paul

FILE NAME: SUBDIVENTRY.dwg



**DESIGN CRITERIA-**  
**RESIDENTIAL SUBDIVISION ENTRANCES**

SCALE:  
1"=100'



RECEIVED

JUN 28 2024

CITY OF TEMPLE  
PLANNING & DEVELOPMENT

Dear Members of the City Council,

We hope this letter finds you well. We are writing regarding the upcoming rezoning application for the land currently zoned for agricultural use. We propose to rezone this land for mixed-use development, including retail spaces, multifamily housing, townhomes, and single-family homes. We have listened to our neighbors' concerns and wish to address them respectfully while outlining the significant benefits our development will bring to the city and its residents.

### Acknowledgment of Neighbors' Concerns

We understand that change can be challenging and appreciate the thoughtful feedback provided by our neighbors. Their concerns about traffic congestion, drainage, infrastructure, and the neighborhood's character are valid and important. We take these issues seriously and have incorporated strategies into our plan to mitigate potential negative impacts.

### Addressing Concerns and Providing Proposed Solutions

#### **1. Traffic and Infrastructure:**

- Concern: Increased traffic on FM 93 and Hartrick Bluff Road.
- Proposed solution: Our development plan includes significant improvements to the local roadways. We are open to collaborating with the city in expanding FM 93, ensuring they can handle increased traffic. Additionally, we plan to construct two new, improved access points to distribute traffic more evenly and reduce congestion.

## **2. Drainage and Flooding:**

- Concern: Potential for increased flooding due to new development.

- Proposed solution: We will implement state-of-the-art drainage and water management systems designed to handle runoff efficiently and prevent flooding. Our engineers have carefully studied the topography and previous issues, and our plan includes enhanced retention ponds and green infrastructure to manage stormwater effectively.

## **3. Water and Sewer Infrastructure:**

- Concern: Strain on existing water and sewer systems.

- Proposed solution: We will invest in expanding water and sewer infrastructure to support our development on our site. This includes new pipelines, lift stations, and sustainable water management practices to meet the community's needs without overburdening existing resources. Our water and sewer needs are aligned with the City's available resources and long-term development goals.

## **4. Environmental Impact:**

- Concern: Negative effects on local wildlife and natural landscapes.

- Proposed solution: Our development plan includes significant green spaces, wildlife corridors, and preservation of key natural areas. We aim to create a community that harmoniously integrates with the environment, promoting biodiversity and sustainability. As a separate commitment, we plan to build a trail along with the development.

## **5. Community Character:**

- Concern: Development needs to keep with the existing neighborhood aesthetic.
- Proposed solution: Our design includes a mix of housing types to blend seamlessly with the existing community. By offering single-family homes, townhomes, and multifamily units, we cater to a diverse population while maintaining the area's charm. Architectural guidelines will ensure that new buildings complement the existing style and character.

### Benefits of the Proposed Development

#### **Economic Benefits**

- Increased Tax Revenue: The mixed-use development will significantly boost property and sales tax revenues, providing additional funds for public services and infrastructure improvements.
- Job Creation: The project will create numerous construction jobs initially and long-term employment opportunities in retail and property management.

### Housing Diversity and Inclusivity

#### **Diverse Housing Options:**

- We offer various housing types to cater to different income levels and family sizes, promoting inclusivity in the community. We are open to discussing various housing options according to the City plans and goals.

### **Smart Growth and Efficient Land Use**

- Smart Growth Principles: Our plan promotes efficient land use, reducing urban sprawl and preserving surrounding agricultural and natural areas.
- Sustainable Development: The project incorporates sustainable building practices, energy-efficient designs, and green spaces to enhance environmental stewardship.

### **Community Amenities and Improvements**

- Community Facilities: The development will include parks, recreational areas, and community centers, enhancing the quality of life for all residents.
- Enhanced Infrastructure: Upgrades to roads, water, and sewer systems will benefit existing residents and accommodate future growth.

### **Alignment with City's Long-Term Development Goals**

Our proposal aligns with the City's long-term development goals and zoning policies by promoting sustainable growth, economic vitality, and enhanced quality of life. The mixed-use nature of our development supports the city's vision of creating vibrant, walkable communities that meet diverse housing needs.

### **Mitigating Potential Impacts**

We recognize the importance of addressing potential impacts on infrastructure, traffic, and local services. Our comprehensive mitigation plan includes:

- Roadway Improvements: Expanding and upgrading FM 93. We are open to collaborating with the city in expanding FM 93



- Drainage Solutions: Advanced stormwater management systems to prevent flooding.
- Utility Upgrades: Enhancing water and sewer infrastructure to support the new development.
- Environmental Conservation: Preserving natural areas and incorporating green spaces.

### Conclusion

In conclusion, our proposed rezoning for mixed-use development presents a unique opportunity to enhance the city's economic vitality, provide diverse housing options, and promote sustainable growth. We are committed to being responsible developers and good neighbors, addressing concerns respectfully and transparently.

This development will be a valuable addition to the city, benefiting current and future residents. We kindly urge the City Council to approve our rezoning application, ensuring our community's brighter, more prosperous future.

Thank you for your time and consideration.

Sincerely,

Mikhail Pritsker, David Davidenko, Vitaly Pchelnikov

# Returned Property Owner Responses

## Inside City Limits



**RESPONSE TO PROPOSED  
REZONING REQUEST  
CITY OF TEMPLE**

June 20, 2024

**RECEIVED**

JUN 26 2024

Prop ID# 29906

MCATEE, BRUCE & STEPHANIE REVOCABLE TRUST

C/O MCATEE, BRUCE JOSEPH & STEPHANIE PRINZ CO-TRUSTEES

103 TANGLEWOOD RD

TEMPLE, TX 76502

CITY OF TEMPLE  
PLANNING & DEVELOPMENT

Zoning Application Number: FY-24-28-ZC

Case Manager: Cheryl Maxwell

Location: 1301 FM 93

The proposed rezoning is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice, and provide any additional comments you may have.

I ( ) agree ( ☒ ) disagree with this request

( ☒ ) I own multiple properties subject to this notice and my response here applies to all of them

**Comments:** Too much traffic already on FM93 with left and right hand turns coming out of all the current subdivisions which has become more and more dangerous. A traffic light is definitely needed at the corner of Hartrick Bluff Road and FM 93. Just yesterday a turned left onto FM93, heading east, I encountered a vehicle, heading west, that passed another and crossed the double yellow striped line and I had to avoid a head on collision. I hear (the rumble strips) and see vehicles passing each way on this section the road on a hill and curve. This traffic is either going to the numerous subdivisions that have developed the last 3-5 years or taking a shorter route to US 190/36. The big truck traffic has increased significantly with a lot using engine braking ignoring the posted signs. So, I am not in favor of another development and more traffic.

Bruce Joseph McAttee Stephanie McAttee Bruce & Stephanie McAttee  
**Signature** **Print Name**

BJmcattee@HotPepper.com (Optional)  
**Provide email and/or phone number if you want Staff to contact you**

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, [cmaxwell@templetx.gov](mailto:cmaxwell@templetx.gov) or mail or hand-deliver this comment form to the address below, no later than **July 1, 2024**.

City of Temple  
Planning Department  
2 North Main Street  
Temple, Texas 76501

Number of Notices Mailed:

11

Date Mailed: **June 20, 2024**

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



RESPONSE TO PROPOSED  
REZONING REQUEST  
CITY OF TEMPLE

RECEIVED

JUN 27 2024

June 20, 2024

Prop ID# 473261  
LANDEROS, CHRISTOPHER D ETUX KAYLA M  
7456 HARTRICK BLUFF RD  
TEMPLE, TX 76502

CITY OF TEMPLE  
PLANNING & DEVELOPMENT

Zoning Application Number: FY-24-28-ZC

Case Manager: Cheryl Maxwell

Location: 1301 FM 93

The proposed rezoning is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice, and provide any additional comments you may have.

I ☐ agree ☒ disagree with this request

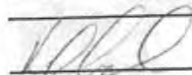
☐ I own multiple properties subject to this notice and my response here applies to all of them

Comments:

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Signature

Kayla Landeros  
Print Name

(Optional)

Provide email and/or phone number if you want Staff to contact you

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, [cmaxwell@templetx.gov](mailto:cmaxwell@templetx.gov) or mail or hand-deliver this comment form to the address below, no later than July 1, 2024.

City of Temple  
Planning Department  
2 North Main Street  
Temple, Texas 76501

Number of Notices Mailed: 11

Date Mailed: June 20, 2024

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



**From:** [Kayla Landeros](#)  
**To:** [Cheryl Maxwell](#)  
**Subject:** Response to Rezoning Request - 1301 FM 93  
**Date:** Thursday, June 27, 2024 11:44:07 AM  
**Attachments:** [Landeros - Response to Proposed Rezoning Request.pdf](#)

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Hi Cheryl,

I hope your week is going well so far! We received notice of the rezoning request for property located at 1301 FM 93. Our home is adjacent to the tract at the corner of Hartrick Bluff Road and Highway 93. My husband and I disagree with the requested rezoning. Specifically, the requested rezoning to allow for MF-2, GR, and SFA-3 is not in line with the City's Comprehensive Plan. The Future Development Plan (set forth in the Comp Plan) classifies this property in the "rural/estate" category. Rezoning the property to allow for MF-2, GR, and SFA-3 would not be in line with the low-intensity uses called for by the rural/estate category.

We understand and can appreciate the desire to develop the property and a rezoning to SF-1 would be closer to aligning with the Future Development Plan and more compatible with surrounding development. The Future Development Plan calls for "corridor mixed-use" along Highway 93 on the east side of Hartrick Bluff Road, not on the west side. To stay in line with the plan and to complement current uses surrounding the subject property, the rezoning should be limited to SF-1 only.

I plan to attend the P&Z meeting on Monday. If you can send the proposed site plan, I would love the opportunity to review it. I can also wait until the agenda is posted if that is easier. I did want to ask, is Staff supportive of the rezoning request?

Thank you!  
Kayla

Kayla Landeros  
[Landeros Law Office, PLLC](#)  
10 North 2<sup>nd</sup> Street  
Temple, Texas 76501  
[kayla@landeroslawoffice.com](mailto:kayla@landeroslawoffice.com)



RESPONSE TO PROPOSED  
REZONING REQUEST  
CITY OF TEMPLE

RECEIVED

JUL 01 2024

CITY OF TEMPLE  
PLANNING & DEVELOPMENT

June 20, 2024

Prop ID# 45795  
DYKSTRA, JOHN H  
1298 W FM 93 HWY  
TEMPLE, TX 76502

Zoning Application Number: FY-24-28-ZC

Case Manager: Cheryl Maxwell

Location: 1301 FM 93

The proposed rezoning is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice, and provide any additional comments you may have.

I ☐ agree ☒ disagree with this request

☐ I own multiple properties subject to this notice and my response here applies to all of them

Comments:

I may agree to single family housing  
but not retail or apartments.

*John Dykstra*  
Signature

John Dykstra  
Print Name

\_\_\_\_\_  
Provide email and/or phone number if you want Staff to contact you (Optional)

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, [cmaxwell@templetx.gov](mailto:cmaxwell@templetx.gov) or mail or hand-deliver this comment form to the address below, no later than July 1, 2024.

City of Temple  
Planning Department  
2 North Main Street  
Temple, Texas 76501

Number of Notices Mailed: 11

Date Mailed: June 20, 2024

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



RESPONSE TO PROPOSED  
REZONING REQUEST  
CITY OF TEMPLE

June 20, 2024

Prop ID# 148499  
WS&G INVESTMENTS LP  
5807 TURTLE CREEK TRL  
TEMPLE, TX 76502

RECEIVED

JUL 01 2024

CITY OF TEMPLE  
PLANNING & DEVELOPMENT

Zoning Application Number: FY-24-28-ZC

Case Manager: Cheryl Maxwell

Location: 1301 FM 93

The proposed rezoning is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice, and provide any additional comments you may have.

I ☒ agree ( ) disagree with this request

☒ I own multiple properties subject to this notice and my response here applies to all of them

Comments:

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Signature

Print Name

Sherril L. Morgan

\_\_\_\_\_  
Provide email and/or phone number if you want Staff to contact you (Optional)

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, [cmaxwell@templetx.gov](mailto:cmaxwell@templetx.gov) or mail or hand-deliver this comment form to the address below, no later than **July 1, 2024**.

City of Temple  
Planning Department  
2 North Main Street  
Temple, Texas 76501

Number of Notices Mailed:

11

Date Mailed: June 20, 2024

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.

Returned Property Owner Responses  
Outside City Limits  
(Courtesy Notices)

RECEIVED

JUN 26 2024

CITY OF TEMPLE  
PLANNING & DEVELOPMENT

**From:** willburblack  
**To:** Cheryl Maxwell  
**Subject:** Planning and zoning FY-24-28-ZC  
**Date:** Wednesday, June 26, 2024 4:48:47 PM

---

Dear Ms Maxwell

This note is to voice concerns over the proposed zoning of this application.  
My address is 1350 Morgan Drive and my property abuts this parcel.

I am all for orderly growth of the city, but this plan bears more scrutiny.  
My main concerns are population density issues that come with attached/multi family and retail zoning. These issues include infrastructure, traffic, traffic intersections/hazards, and drainage. I remember seeing plats 30+ years back projecting growth here. But... they were ALL single family dwellings. Growth is part of being a city— However a pivot to include higher density housing in the zoning is not a good fit for this Highway 93 frontage.

Thanks for your time.  
I may be reached at 254-913-7233 if you are so inclined.

William Black

Tax ID 116637  
1350 Morgan Dr.



RECEIVED

JUN 26 2024

CITY OF TEMPE  
PLANNING & DEVELOPMENT

**From:** Charlie Kimmey  
**To:** Cheryl Maxwell  
**Subject:** Zoning Application FY-24-28-ZC  
**Date:** Wednesday, June 26, 2024 7:23:58 PM

---

Cheryl-

My name is Charlie Kimmey. My wife Kathy & I reside at 7751 Boutwell Lane East in Temple...and have since 1994. We are opposed to this proposed zoning change and will be in attendance Monday night at the P&Z meeting. I am disappointed they are considering rezoning the land to a "Planned Development" which includes any/all options....Controlled growth is one thing. This is a train wreck waiting to happen. FM 93 and/or Hartrick Bluff can't handle the traffic if this is approved....the way it reads we could have retail, single family houses, tiny houses, apartments????

I also have concerns over drainage, runoff, etc. We have a neighbor down the street whose house continues to flood due to a new development and has a lawsuit pending....

These are my thoughts at this time.

Charlie Kimmey  
254.913.5483  
Sent from my iPhone

Tax ID 59962

7751 Boutwell Ln East

RECEIVED

JUN 26 2024

CITY OF TEMPLE  
PLANNING & DEVELOPMENT

**From:** CHARLES KOHL <ckohl7575@sbcglobal.net>

**Sent:** Wednesday, June 26, 2024 8:18 PM

**To:** Cheryl Maxwell <cmaxwell@templetx.gov>

**Subject:** ZONING APPLICATION # FY-24-28-ZC, RE-ZONING OF 123.81 ACRES, 1301 FM 93

Mrs, Maxwell,

I am not opposed to Development in Temple, but we have a lot of issues here with this Re-Zoning Request above.

So here are some of my Concerns, I am Opposed to this Development as it is Proposed Now.

1. The area has currently been Zoned as Agricultural, and in the City of Temple's 2020 Development Plan, should be Rural / Estate, which is larger lots, that to me would mean 1-5 acres or more, Not 50' lots in SF1, as you said that was being proposed during our phone conversation.

I see no mention of Apartments or Town Homes being applicable for this area. This would not be Consistent with the existing Property's in this area. This area is Rural Estates, Not Multi-Family

2. Drainage issues, so we currently have the Landing at Heritage Oaks Subdivision, that was approved by the City of Temple, and not Approved by Bell County, that is causing flooding on Boutwell East Lane and Lawsuits are pending.

This Development that is proposed would cause more water runoff to go into their detention pond and then would cause more flooding of existing Homes on Boutwell East Lane.

This issue must be addressed, before this Development can be Approved.

3. Traffic issues, FM 93 is a 2 Lane TXDOT Farm To Market Road and is not able to handle the existing Traffic now, so this development if allowed would make more Traffic congestion, also Hartrick Bluff Road is a small 2 Lane road that also has too much traffic now, I see a future collector road proposed, but don't see that this Developer has any Property that comes out to Hartrick Bluff Road? That is a Concern.

4. This Development if Approved as Proposed, would Significantly Devalue, the Existing Properties, On Boutwell East Lane, Hartrick Bluff Road, and Troyan Lane, and along FM 93. This is a Major Concern.

5. Sewer issues, there is currently No Proposed Sewer extensions shown on this plan, their will have to be several lift stations to accommodate this type development, with the existing topography that is at this location.

6. Water issues, I understand the City of Temple does not have the Water infrastructure, at this time, for this Development, so what is the Plan for that, I don't see any shown, on the Plans.

The reason I mention items 5 & 6 is because I am an Engineer.

Please take this into consideration,

Thanks, for all our help.

CHARLES KOHL  
254 913 7575

PAID 60990  
7575 Boutwell Ln East

RECEIVED

JUN 26 2024

CITY OF TEMPLE  
PLANNING & DEVELOPMENT

**From:** Chris Hodges  
**To:** Cheryl Maxwell  
**Subject:** Zoning Application No.: FY-24-28-ZC  
**Date:** Wednesday, June 26, 2024 4:05:13 PM

---

Dear Cheryl Maxwell,  
Planning & Zoning,

I am writing to express my strong opposition to the proposed zoning change in our neighborhood. While I understand the need for affordable housing in our city, I believe that this project would have a unfavorable impact on our community. The original plan/study of estate sized lots seems more applicable to this area.

First, the proposed development is simply too large for our area. The increase in population would put a strain on our infrastructure, sewer and water availability, as well the drainage, and leading to increased traffic congestion.

Furthermore, the type of housing being proposed is simply not in keeping with the character of our neighborhood. This development would bring in a large number of residents, which could lead to increased crime rates and other negative social effects. It would also drastically alter the aesthetic of our area, replacing the existing greenery and open spaces with a monolithic, high-density housing complex.

Finally, I am deeply concerned about the impact this development would have on property values in the surrounding area. The influx of residents could result in a decline in property values, making it difficult for current residents to sell their homes and move elsewhere.

In conclusion, I strongly urge you to reconsider this proposed zoning change. While I recognize the need for affordable housing, I believe that this project is simply not the right fit for our neighborhood. Thank you for your attention to this matter.

Respectfully,  
Chris Hodges

[chrishodges@eagleridgebuilders.net](mailto:chrishodges@eagleridgebuilders.net)  
[www.eagleridgebuilders.net](http://www.eagleridgebuilders.net)



Page 1 of 1  
4/5/2024



Richard R. and Jana S. Hunt  
7801 Boutwell East Ln  
Temple, TX 76502-4255

7801 24 10960

RECEIVED

JUN 26 2024

CITY OF TEMPLE  
PLANNING & DEVELOPMENT

June 26, 2024

Attn: Cheryl Maxwell, Case Manager  
City of Temple  
Planning and Zoning Department  
2 N Main St  
Temple, TX 76501

Dear Ms. Maxwell,

Thank you for the Courtesy Notice of June 20, 2024. We support Temple progress and as property owners identified on the Notification Buffer Map [#30; BellCAD PID 60960] we appreciate this opportunity to offer input on Proposed Zoning Change FY-24-28-ZC. We offer comments addressing five key issues: development inconsistent with the area; drainage management; roads; water and sewer; environmental impact.

We support Temple growth and always knew there would come a day when the property/ies behind us would be developed. We expected that the growth would be consistent with existing developments in the area: mid- to high-end single-family residences. It is gravely concerning that the Zoning Application includes a 65% mix of Multi-Family, Single-Family Attached, and General Retail development which is not consistent with the area. We question the prudence of this land use application given this inconsistency.

Recent previous development in the area [Troyan Ln] featured a substantial good-faith effort to manage drainage of water off the new development. That effort was, sadly, quite insufficient resulting in the flooding of several homes on Boutwell East Ln below the Troyan water-management configuration. Based on this experience, to question whether to build high-density housing or retail is not only reasonable but appropriate given the severity of the problem created by unsuccessful drainage management. Further disasters from concentrated drainage are absolutely intolerable. An attempt to reverse the impact of this drainage through recent modification efforts to Boutwell East Ln were minimally effective.

Traffic on both W FM 93 and Hartrick Bluff Rd is already excessive at times, rendering the area dangerous for motor vehicle travel during many hours of the day. The current roadways are not capable of handling the additional traffic flow caused by come-and-go retail traffic or the dense traffic supporting the multi-family (apartment) environment. Significant improvements to those two roadways, at a minimum, are required prior to any thought of high-density development in the area.

We understand that there are already serious limitations on Central Texas' water supply, so it would seem prudent that some consideration be given to generating/importing additional water resources for the development. Of a somewhat lesser though valid concern is the management of new/additional sewer capacities for the development. Failure on either of these fronts may create an unsustainable result, especially in a high-density environment.

The proposed development properties sit upon the Hartrick Bluff; a wooded land feature leading through other agricultural parcels to the Leon River to the south. This area is a high-traffic zone for the region's wildlife, including but not limited to a significant White-Tailed Deer presence.

In closing we again affirm our support for Temple progress. Having already seen the disastrous results and irreversible impact of previous growth in the neighborhood, however, we hope and pray that the proposed development is thoughtful and forward-looking in a manner consistent with the exceptional character of the area.

Sincerely,

Richard R. Hunt

*Jana L. Hunt*

**From:** Steven Thompson  
**To:** Cheryl Maxwell  
**Cc:** Kassie Thompson  
**Subject:** Zoning Case FY-24-28-ZC  
**Date:** Friday, June 28, 2024 1:16:54 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[ATT00001.txt](#)  
[ATT00002.txt](#)  
[ATT00003.txt](#)

RECEIVED

JUN 28 2024

CITY OF TEMPLE  
PLANNING & DEVELOPMENT

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Ms. Maxwell,

My wife and I are the property owners at ID# 471977

For starters, I have attached pages from the 2020 City of Temple Master Plan. As you can see, the tract of land being proposed falls in the "Rural Character" and "Rural/Estate" categories. I vaguely remember giving input when the City asked for comments and such when this plan was being developed. It was an exciting time to see the City of Temple come up with such a comprehensive plan. I have been part of this community since 1983 and in the 3<sup>rd</sup> grade. I've experienced the expansion of Temple to the West and the South. Such amazing times to see growth as that is needed to create a healthy city. Several years ago, I had the opportunity to move my business out of Temple and relocate our home office. I met with TEDC and several other city leaders. There is such great leadership in this city and appreciate all of them. In the end, I decided to stay put and build our new main office in Industrial Park. The main driver for my decision when people asked was "this is my home. I grew up here. I want to stay." It's been a great honor to share my experiences with others and why Temple is such a great city.

On the other hand, we have grave concerns regarding the expansion that is being proposed. After reviewing the Master Plan, we are having a difficult time wrapping my head around the idea of "Suburban" and "Residential and Neighborhood Services" being proposed in an area denoted as "rural." As you can see from the attached screenshots, expansion meeting the goals of the 2020 Master Plan makes a lot of sense. Deviating from that plan jeopardizes the continuity that the City of Temple envisioned 4 years ago.

In addition to this, there are a number of other factors to be considered. As stated earlier, we believe growth is essential for a thriving city. We are opposed to the type of growth that this rezoning creates. In addition to deviating from the Master Plan, below are several other points:

Drainage – there is already an issue with the retention pond in the Heritage Oaks subdivision to the West of us and the proposed tract. These are estate-type lots which should allow for better erosion control. This is not the case. The retention pond floods regularly due to the amount of water flowing off the slope. What is being proposed in the rezoning increases the drainage issue exponentially due to the sheer population density and loss of natural erosion control that currently exists. The wet weather creek that is the east boundary of the proposed rezoning has also had its fair share of flooding. All water from past the railroad track to the



east of S. 5<sup>th</sup> flows to this drainage creek along with the top of the ridge of the proposed tract. Removing a significant amount of natural erosion control with the proposed population density on this rezoning would be create additional strain on this creek which continues to erode.

Population density – taking a once “rural/estate” as envisioned by City of Temple in 2020, the proposed completely upends that vision to create a population density equivalent to the neighborhoods developed on South 5<sup>th</sup> near Lion’s Junction and the multi-family located behind Lowe’s. The landscape of the city with an area between Boutwell (west boundary) and Hartrick Bluff (east boundary) and south of 93 will forever be changed. The rural character vision will be gone. There are 7 developments near this rezoning area that are completely different than the proposed and fall more in line with the rural character. Again, we are not against growth as these subdivisions have been a great addition to the community, but the type of growth being proposed.

Infrastructure strain – traffic on FM 93 and Hartrick Bluff will also take a toll. The number of vehicles including heavy trucks during the commute time is already heavily saturated. The proposed is a relatively short piece of frontage to FM 93 with semi-blind traffic coming off the top of the hill with an increase in cross/turning traffic. Again, I point back to the 2020 vision of an area envisioned as “rural character.” Adding this amount of additional traffic would forever change the character of this part of town.

We look forward to the meeting Monday evening at 5:30. There should be quite a few of us in attendance.

I can be reached at 254.718.3050 if you require any additional information and please confirm receipt of this email.

Thank you so much for the opportunity to share my thoughts and hope you have an amazing day.

---

**Steven Thompson**

**SOUTHWEST • CONTRACT**

2405 Industrial Blvd

Temple, Texas 76504

254.742.0061

254.742.0832 FAX



254-742-0832

RECEIVED

JUN 27 2024

**From:** [ewhittle@garlynshelton.com](mailto:ewhittle@garlynshelton.com)  
**To:** Cheryl Maxwell  
**Subject:** FY-24-28-CZ  
**Date:** Thursday, June 27, 2024 6:34:02 PM

CITY OF TEMPLE  
PLANNING & DEVELOPMENT

I want to express my thoughts and concerns with the ZONING APPLICATION FY-24-28-CZ.

1. Since the development on Trojan Ln above Boutwell LN East there has been severe drainage problems with run off during rain fall. I understand lawsuits are pending.
2. Congestion on FM93 continues to grow as developments on FM93, 31<sup>st</sup> ST, and Hartrick Bluff RD continue to expand. At times to enter FM93 is very hard not to mention traffic back up at FM93 and 35 at times is backed up close to a mile.
3. In the 2020 CITY OF TEMPLE COMPREHENSIVE PLAN this area was for estate type lots. Which would be less dense as far as dwellings then would be less impactful as far as runoff and traffic.
4. The plan presented would have a negative impact on property values on any property surrounding the project as well as others on Morgan Rd, and areas on Hartrick Bluff.

I'm for growth in our community but responsible growth, infrastructure, roads, drainage etc. should be addressed first.

Edward Whittle  
7667 BOUTWELL LN EAST

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Tax ID 67269

RECEIVED

JUL 01 2024

CITY OF TEMPLE  
PLANNING & DEVELOPMENT

**From:** Thunder Hawk  
**To:** Cheryl Maxwell  
**Subject:** Zoning Application no. FY-24-28-ZC  
**Date:** Monday, July 1, 2024 10:25:17 AM

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Ms Maxwell.

I am writing to voice my concern for the planned zoning changes by Turley Associates. I am against any zoning changes in our area that includes apartments of any kind. Outside this particular plot of land are homes in the area of \$500,000 and up to several million apiece including many new construction. There is a reason these folks purchased these higher priced properties, mostly in order to attain some resemblance of privacy and space. The addition of any apartment type dwellings would not be beneficial for the current owners. The current traffic issues at the intersection of SH 93/Hartrick Bluff Rd are further evidence of pending issues due to growth in this area. The roads are being tore up by all the construction vehicles along Hartrick Bluff Rd. Many users of Hartrick Bluff use this as a speedway to travel across Temple. The Homeowners in this area have continued to see increased speeds and vehicular traffic delays since the construction of homes along Hartrick itself.....

I would like this memo added to the file for this review of the proposed zoning change.

Thank you

Thomas Houck  
7568 Hartrick Bluff Rd  
Temple Tx 76502

TX ID 473257





**COURTESY NOTICE OF A PROPOSED  
ZONING CHANGE**

**CITY OF TEMPLE**

**RECEIVED**

**JUL 01 2024**

**CITY OF TEMPLE  
PLANNING & DEVELOPMENT**

**PROP ID# 506363  
RUHNKE, CALVIN & MEGAN JANE  
7075 TROYAN LN  
TEMPLE, TX 76502**

**Zoning Application No.: FY-24-28-ZC**

**Applicant: Turley Associates**

Your property located in the Extraterritorial Jurisdiction (ETJ) of the City of Temple has been identified as being adjacent to a proposed zoning change which is the area shown in hatched marking on the attached map. This letter is being sent as a courtesy to make you aware of the proposed zoning change. A public hearing will be held on this matter on **JULY 1, 2024**, and you are welcome to attend and voice any comments at that time. If you have any questions, please contact Case Manager, Cheryl Maxwell at [cmawell@templetx.gov](mailto:cmawell@templetx.gov) or 254.298.5668.

**Comments:**

Concerns are Traffic, decline in property value, privacy

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**Signature**

Calvin Ruhnke

**Print Name**

[Cjruhnke.realty@gmail.com](mailto:Cjruhnke.realty@gmail.com) 432-425-8335 (Optional)

**Provide email and/or phone number if you want Staff to contact you**

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, [cmawell@templetx.gov](mailto:cmawell@templetx.gov) or mail or hand-deliver this comment form to the address below, no later than **July 1, 2024**.

**City of Temple  
Planning Department  
2 North Main Street  
Temple, Texas 76501**



**COURTESY NOTICE OF A PROPOSED  
ZONING CHANGE**

**CITY OF TEMPLE**

**RECEIVED**

**JUL 01 2024**

**June 20, 2024**

**CITY OF TEMPLE  
PLANNING & DEVELOPMENT DEPARTMENT**

**PROP ID# 506362**

**ADAIR, ROBERT BRUCE & DOLORES REGINA DELSECCO**

**7081 TROYAN LN**

**TEMPLE, TX 76502**

**Zoning Application No.: FY-24-28-ZC**

**Applicant: Turley Associates**

Your property located in the Extraterritorial Jurisdiction (ETJ) of the City of Temple has been identified as being adjacent to a proposed zoning change which is the area shown in hatched marking on the attached map. This letter is being sent as a courtesy to make you aware of the proposed zoning change. A public hearing will be held on this matter on **JULY 1, 2024**, and you are welcome to attend and voice any comments at that time. If you have any questions, please contact Case Manager, Cheryl Maxwell at [cmaxwell@templetx.gov](mailto:cmaxwell@templetx.gov) or 254.298.5668.

Date Mailed: June 20, 2024

254 298 5273

Environmental impact : FM 93 from Hartrick Bluff to 31st from east to west sweeping curves and is down hill to 31st. There is not enough width to the roadway to pass. Vehicles making left turns. These vehicles are in danger of being struck especially traveling to the west due to high speeds and limited vision.

Without this development FM 93 is beyond it's capacity at peak traffic hours. This development will add another 400 cars to the neighborhood. This would overwhelm the roads capacity and endanger residents. This would be compounded when you add traffic entering commercial enterprises  
I request that the board order traffic impact study.

I understand that there is a 20 foot green belt on the western boundary intended to provide privacy to neighbors to the west. Due to the geographical characteristics of the terrain I believe that that will be insufficient to provide for the privacy intended. I request that the board would require the developer to reasonably provide for the privacy of the existing residents on the western boundary. This could be accomplished by widening the greenbelt a reasonable amount.

A handwritten signature in cursive script, appearing to read "Philip B. Adams". The signature is written in dark ink and is located at the bottom left of the page.



# Property Owner Responses Outside Notification Boundary

# Outside Notification Boundary

**SAMPSON "SAM" GUTHRIE III**  
**C/O CATHERINE M. GUTHRIE**

1345 MORGAN DRIVE  
TEMPLE, TEXAS 76502  
(817) 793-2220 CELL  
(254) 982-4361 HOME  
sam.guthrie3@sbcglobal.net

Pop ID 44430

RECEIVED

JUL 01 2024

CITY OF TEMPLE  
PLANNING & DEVELOPMENT

July 1, 2024

CITY OF TEMPLE  
City Planning and Development Department  
c/o Cheryl Maxwell  
2 North Main Street  
Temple, TX 76501

Subject: Zoning Application No.: FY-24-28-ZC

Dear Ms. Maxwell:

I am writing to you on behalf of my mother, Catherine M. Guthrie, the property owner at 1345 Morgan Drive, Temple, TX 76502 to express her opposition to this referenced zoning change that will be presented to the Planning and Zoning Commission today.

Let me give you just some of the reasons that she objects:

- The subdivision along Morgan Drive is not inside the city limits of Temple and the street, Morgan Drive, remains privately owned by WS&G Investments, LP and Sherri Morgan, as a General Partner. The plan created by Turley Associates does not address whether there is a plan to extend Morgan Drive as an alternative access point. If this happens, it has a severe impact on traffic and the current values of the homes along Morgan Drive.
- The City of Temple and the Texas Department of Transportation have failed to address needed traffic controls along Highway 93 between South 31<sup>st</sup> Street and South 5th Street. Also, both Hartrick Bluff Road and Highway 93 need to be widened with Highway 93 having a center turn lane.
- This 123+/- tract shouldn't have any part of the property designated for General Retail due to the existence of current and future main utilities located in the right-of-way, as well as traffic visibility problems retail development would create. Also, the topography of the property immediately adjacent to Highway 93 does not lend itself to commercial development. This property will most likely be needed to widen the highway.

- Mrs. Guthrie expects the City of Temple to adhere to the currently in place Master Plan that designates the property to be within a rural area with SF-1 Estate home sites. All sides around the property are already developed with what we call Estate Homes on tracts of 1 acre or larger.
- Mrs. Guthrie resides at 1345 Morgan Drive, but she wasn't formally notified as an impacted property owner within 200 feet; the property owner at 1350 Morgan Drive was. We feel that she should have been notified.
- This plan has not adequately addressed what would be required to address the existing severe topography of a lot of the property and Highway 93 doesn't need another access point contributing to the traffic issues that already exist.
- The homeowners have collectively made the decision to resist being brought into the city limits of Temple and this development might impact that decision.

I will be personally attending today's public hearing where I will deliver a printed copy of this letter and make additional public comments for the record.

Please update your presentation today to note that Catherine Guthrie is opposed to this zoning change request as currently proposed.

Best regards,

*Sam C. Guthrie III*

Sam C. Guthrie III  
BROKER, GRI, e-PRO, REALTOR®