

Tables – FY-24-31-ZC

Permitted & Conditional Uses Table (*Generalized*) Agricultural & GR

Use Type	Agricultural (AG)	General Retail (GR)
Agricultural	Farm, Ranch or Orchard; Greenhouse or Nursery CUP for Animal Shelter; Fish Hatchery/Farm; Poultry Hatchery; Kennel without Veterinary Hospital; Livestock Auction	Farm, Ranch or Orchard CUP for Kennel w/o Vet Hospital
Residential	Family or Group Home; Industrialized Housing; Mobile Home; Single Family Detached CUP for Covent/Monastery; Fraternity/Sorority; Home for the Aged; Mobile Home or RV Park	Boarding/Rooming House; Convent or Monastery; Fraternity or Sorority; Home for the Aged; Industrialized Housing; Single Family Detached & Attached; Townhouse; Duplex CUP for Family or Group Home; RV Park
Educational and Institutional	School or Church; Child Care—Family Home CUP for Cemetery; Child Care Group Home or Day Care; College; Community Center; Fairgrounds; Fraternal Lodge; Hospital; 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 CUP for Cemetery; Community Center; Shelters—Emergency, Social Service, Transitional, Substance Abuse; Halfway House
Retail & Service	Artisan Craft Production/Retail CUP for Brewery, Brewpub, Distillery or Winery; Exercise Gym; Veterinary Hospital with Kennels	Alcoholic Beverage Sales for Off-Premise Consumption; Bank; Barber/Beauty Shop; Exercise Gym; Food/Beverage Sales w/o Fuel; Veterinary Office/Hospital w/o Kennels; Various Retail Shops and Services; Brewery/Winery (Micro) CUP for Alcoholic Beverage/Package Store; Brewery/Winery (Macro)
Commercial	None	Indoor Flea Market; Shops –Printing, Plumbing, Upholstery
Office	None	Office CUP for Warehouse Office
Industrial	CUP for Animal Feedlot; Temp Asphalt/Concrete Plant; Laboratory; Recycling Collection	Medical Lab, Recycling Collection CUP for Temp Asphalt/Concrete Plant
Recreational	Day Camp; Park; Stadium; Zoo CUP for Outdoor Commercial Amusement; Country Club; Drag Strip; Golf Course; Rodeo; Roller or Ice Rink; Outdoor Shooting Range; Commercial Swimming Pool	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 CUP for All Alcoholic Beverages; Dance Hall; Children Day Camp; Commercial Swimming Pool; Zoo
Vehicle Service	None	Auto Leasing; Minor Vehicle Servicing; Car Wash; Sales—Auto, Motorcycle, and Fuel
Restaurant	None	Restaurant including drive-in
Overnight Accommodations	CUP for RV Park	Hotel/Motel CUP for RV Park
Transportation	Railroad ROW CUP for Airport; Heliport/Helistop	Emergency Vehicle Service; Railroad Track ROW CUP for Helistop; Commercial Parking Lot

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Surrounding Property & Uses			
Direction	Future Development Plan	Zoning	Current Land Use
Site	Res & NS	GR & MH	Undeveloped land
North	Res & NS; Corridor MU	AG & AG w/CUP*	Detached SF home and MH on large acreage.
South	Res & NS	AG	Detached single family homes on large acreage.
East	Corridor MU	AG	Undeveloped land
West	Res & NS	GR	Existing MHP -Bluebonnet Estates

*CUP for one lot MH Subd.

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

	AG MHP per Chapter 23 & UDC 5.3.2	GR Non-Residential
Minimum Lot Size	5 acres for MHP	n/a
Minimum Lot Width	Spaces in MHP – 35 ft wide	n/a
Minimum Lot Depth	n/a for spaces	n/a
Front Setback	50 ft	15 ft
Side Setback	20 ft	10 ft
Side Setback (corner)	50 ft	10 ft
Rear Setback	20 ft	0 ft
Max Building Height	3 stories	3 stories

Bluebonnet MH Park - Trip Generation Estimates

	Expected units (Weekday average rate)	Weekday Average Trips	Weekday AM Peak Hour	Weekday PM Peak Hour	Adjacent Streets AM Peak Hour	Adjacent Streets PM Peak Hour	Saturday Peak Hour
Mobile Home Park ITE Code 240	300 units 7.12 trips / dwelling	2,136	141	195	117	174	195
Single-family detached ITE Code 210	300 units 9.43 trips / dwelling	2,829	225	297	210	282	276
Single-family attached (Townhomes) ITE Code 215	300 units 7.20 trips / dwelling	2,160	165	183	144	171	171
Multi-family (Apartments) ITE Code 220	300 units 6.74 trips / dwelling	2,022	141	171	120	153	123

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

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.

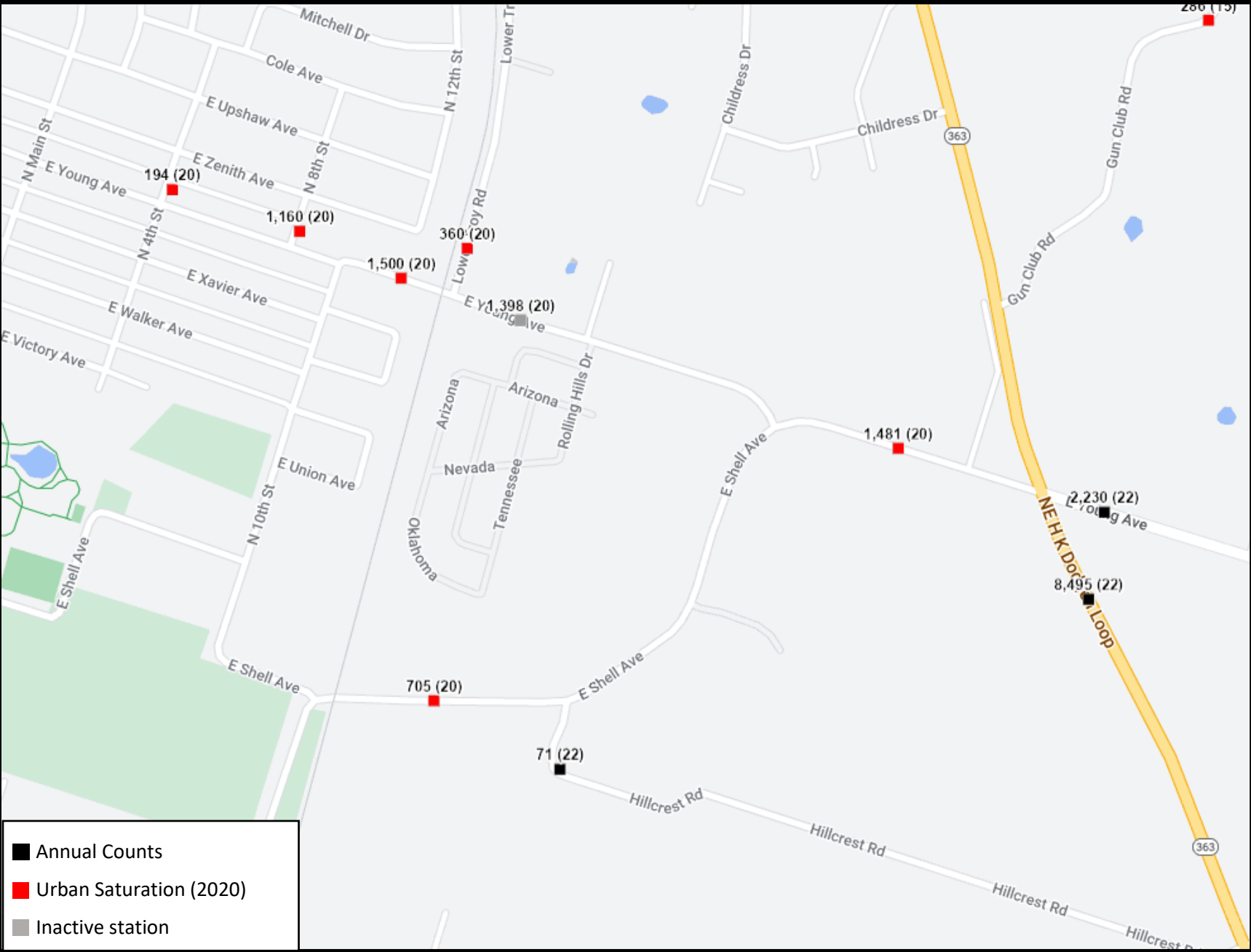
Land Use Code 215 - Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

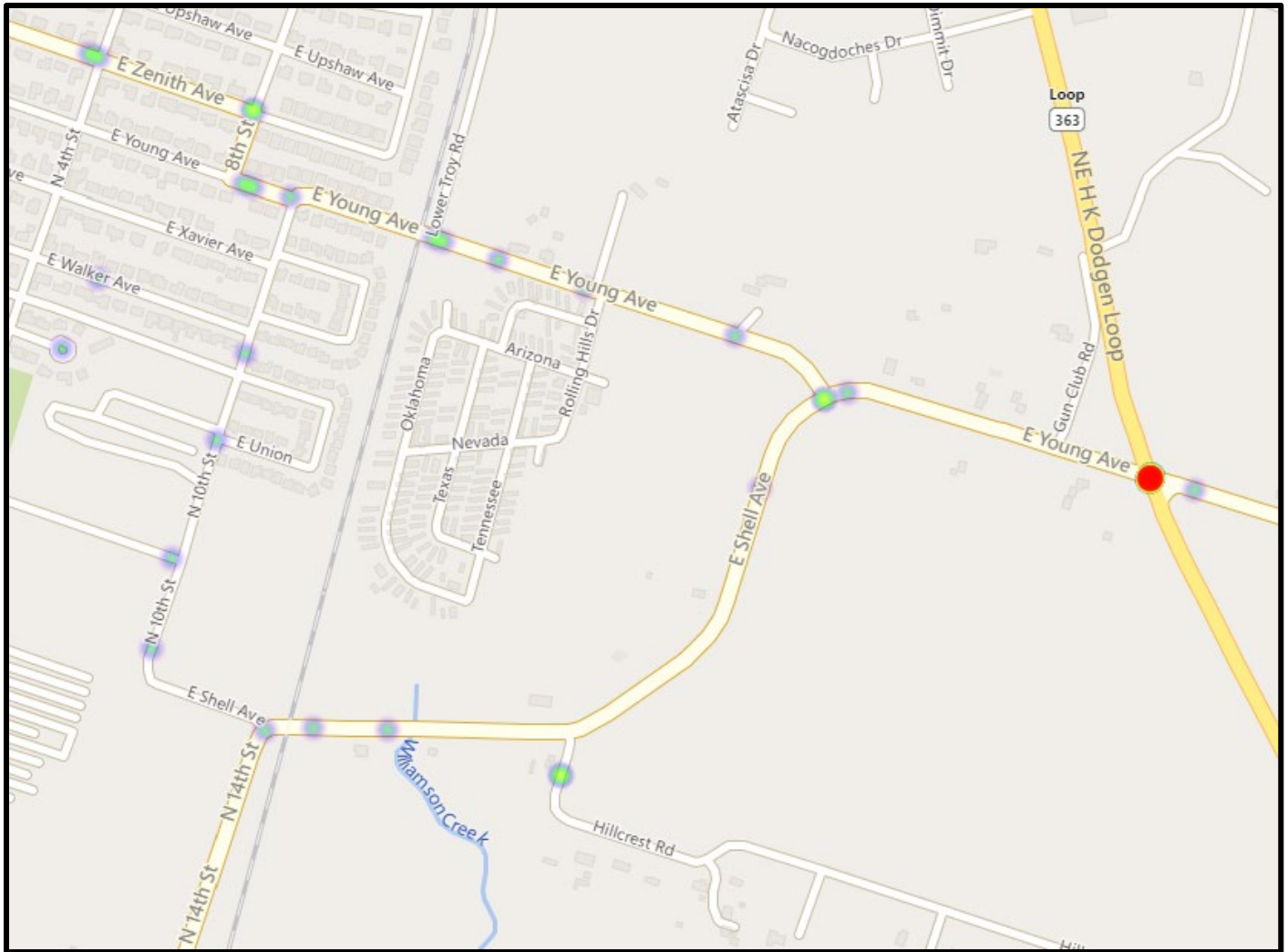
Land Use Code 220 - Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors.

Land Use Code 240 - A mobile home park generally consists of manufactured homes that are sited and installed on permanent foundations. The mobile home park typically includes community facilities such as a recreation room, swimming pool, and laundry facilities.

Recent Traffic Volumes

(TxDOT Traffic Count Database System)





Crash History: 61 crashes, 0 fatality, 3 serious injury, 10 minor injury

Most common crash factors:

1. Failed to yield right of way, Stop Sign – 20
2. Failed to control speed / Unsafe speed – 16
3. Driver Inattention – 12
4. Driving under the influence – 6
5. Failed to yield right of way, Turning left - 4

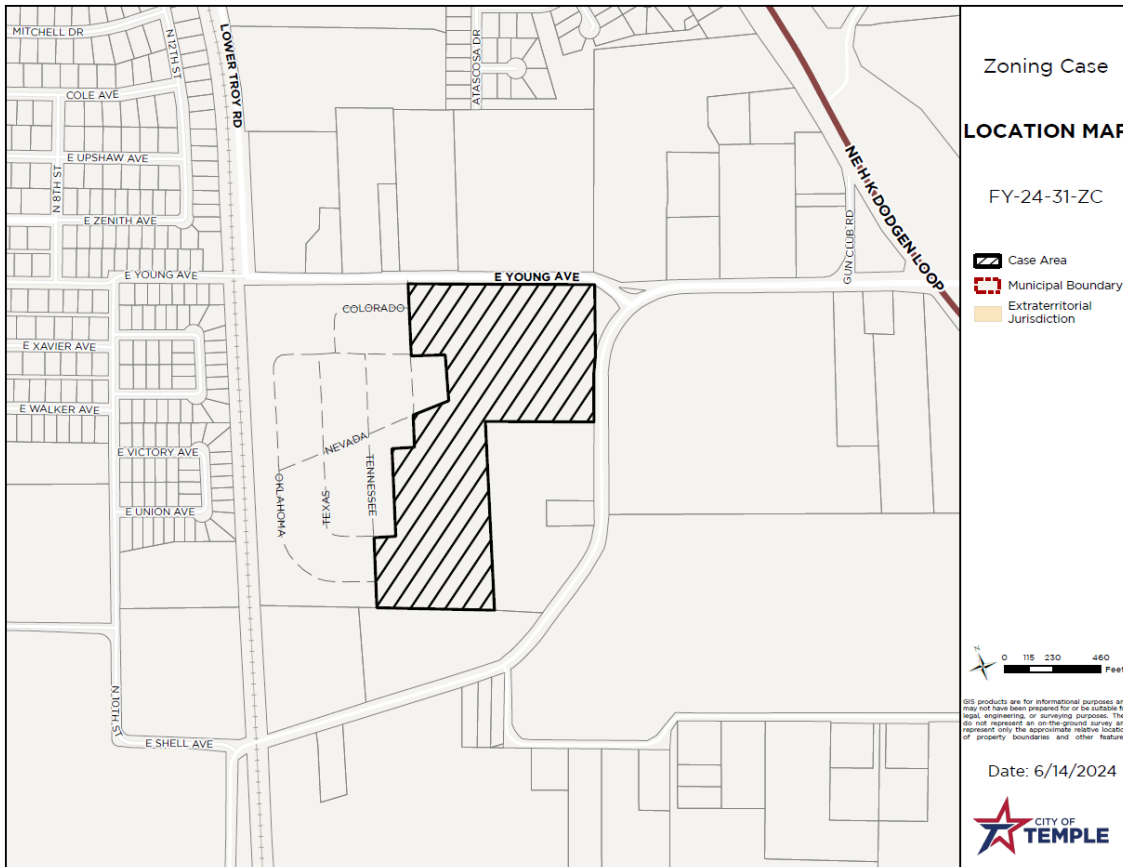
Planned Development Criteria and Compliance Summary

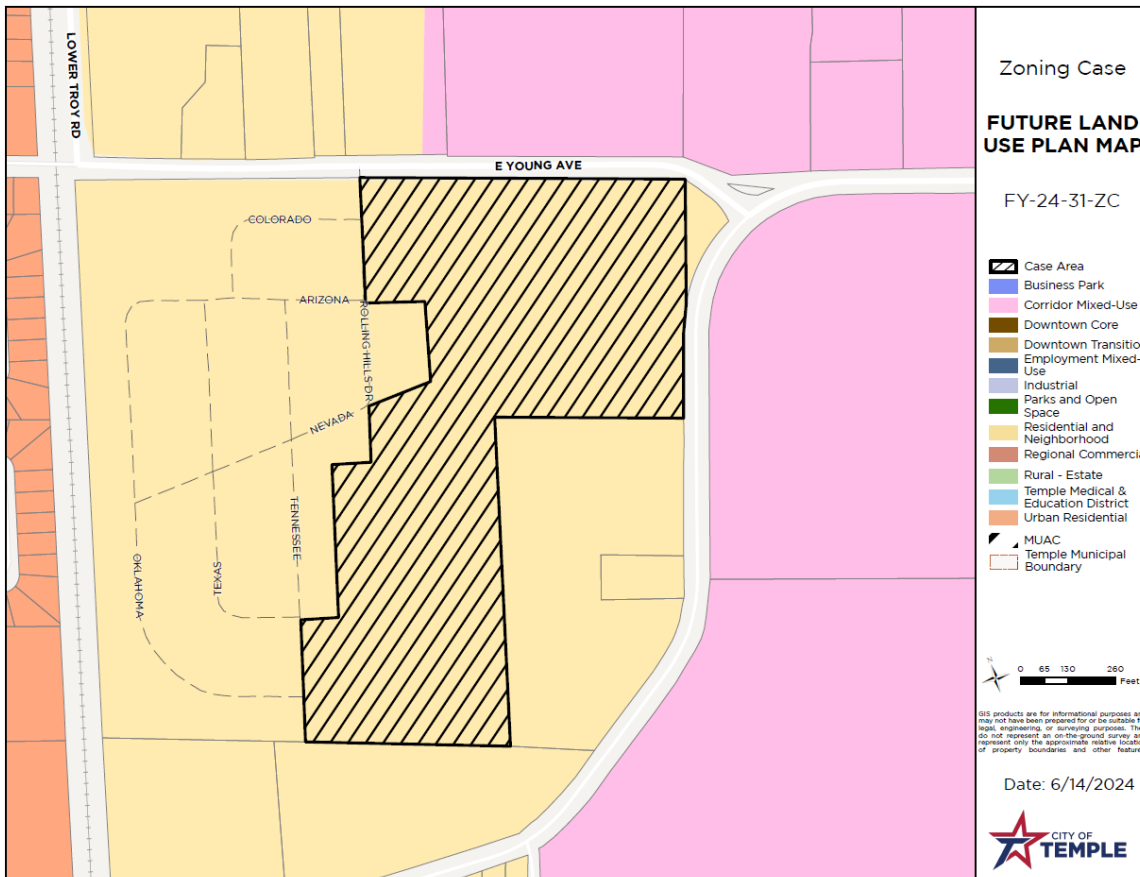
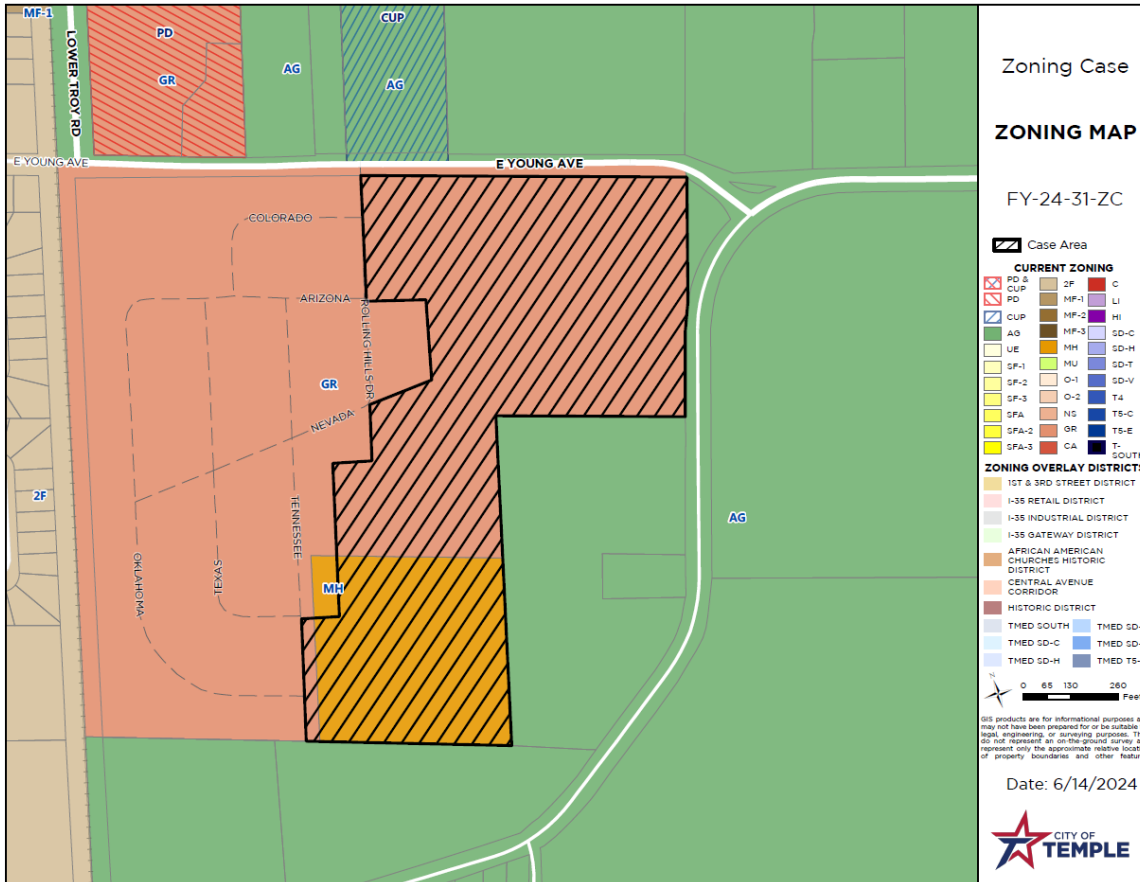
UDC Code Section 3.4.5 (A-J)	Yes/No	Discussion / Synopsis
A. The Plan Complies with all provisions of the Design and Development Standards Manual, this UDC and other Ordinances of the City.	YES	PD conditions allow a reduction in the front yard setback along the perimeter streets from 50 ft. to 30 ft., and allow single-wide mobile homes, with minimum 25% of the units to be double-wide and only double-wide units allowed on the perimeter streets. All other provisions in the UDC are satisfied.
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.	YES	No impact on existing natural resources is anticipated at this time.
C. The development is in harmony with the character, use and design of the surrounding area.	YES	The surrounding area is primarily undeveloped or residentially developed with detached single-family homes. The proposed expansion will allow additional single-family use within the MHP, maintaining the existing character of the area.
D. Safe and efficient vehicular and pedestrian circulation systems are provided.	YES	Internal private streets are proposed with 26 ft. pavement width and will tie into the existing internal streets. Entrances must comply with the City's residential access design standards and two alternate design entrances (41' pavement width) will be provided which will allow up to 300 dwelling units. Sidewalks are required along both perimeter street frontages.
E. Off-street parking and loading facilities are designed to ensure that all such spaces are usable and are safely and conveniently arranged.	YES	Parking will be provided as required in UDC Section 7.5 Off Street Parking and Loading, and City Code of Ordinances Chapter 23-39 Parking for Manufactured Housing, including two parking spaces per unit plus 1 additional space per 4 units to accommodate guest parking.
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.	YES	Internal streets will be constructed with 26 ft. pavement; no parking allowed on either side, which satisfies the fire code.
G. Streets are coordinated so as to compose a convenient system consistent with the Thoroughfare Plan of the City.	YES	The City's Thoroughfare Plan shows Young Avenue as a Community Collector and Shell Avenue as a Minor Arterial. The City has a CIP project to widen Young Avenue and realign the Young/Shell intersection. One entrance from each of the roads is proposed.
H. Landscaping and screening are integrated into the overall site design: 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.	YES	UDC Section 5.3.2.B provides for buffering and screening specifically for a MHP with regard to the perimeter and street frontages. Solid fencing or existing vegetation will provide the perimeter screening; landscape screening will be provided along the street frontages.
I. Open space areas are designed to ensure that such areas are suitable for intended recreation and conservation uses.	YES	The City Code of Ordinances Chapter 23 Manufactured Homes requires a minimum 5% of the MHP area to be designated for recreational use (Section 23-40). The applicant is complying with this requirement.
J. Water, drainage, wastewater facilities, garbage disposal and other utilities necessary for essential services to residents and occupants are provided.	YES	Water and sewer lines are available for extension as needed to serve this expansion. Individual trash pick-up by the city will occur, same as for the existing MHP. These utilities, along with drainage needs will be fully evaluated with the subdivision plat.

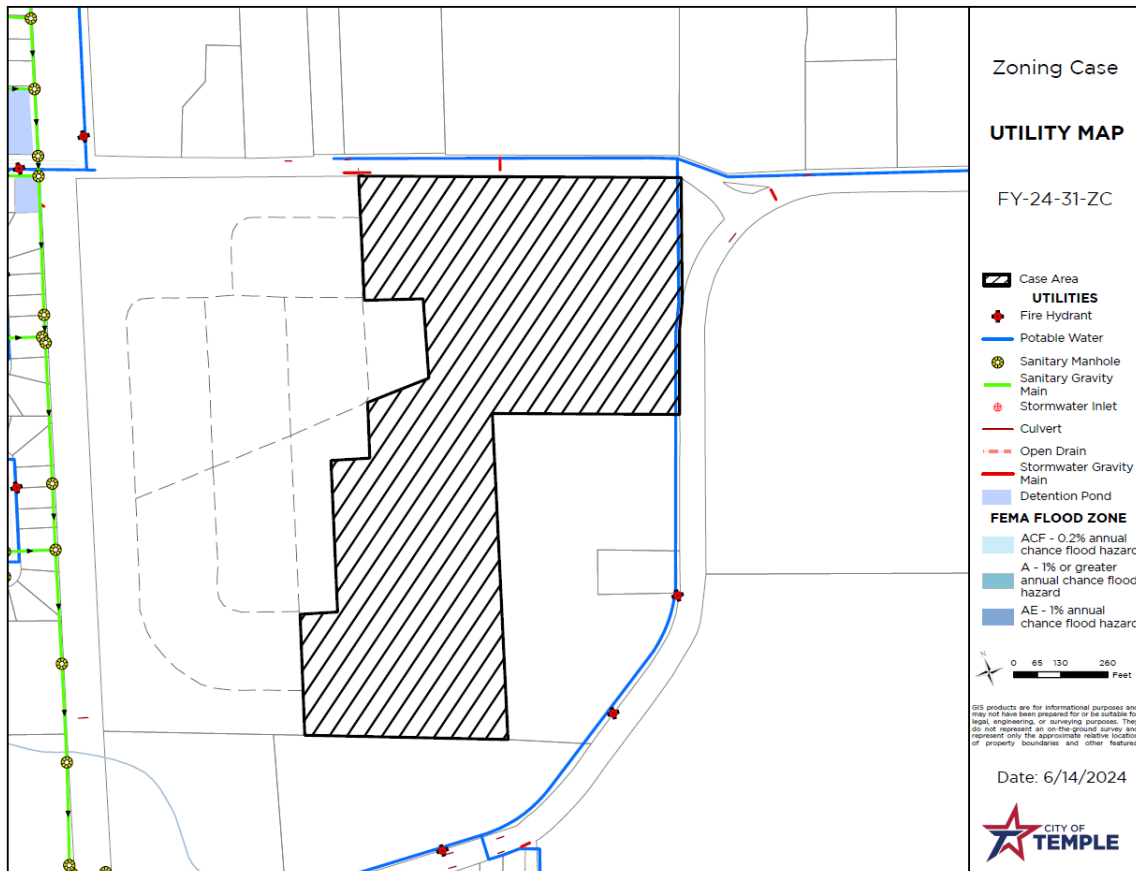
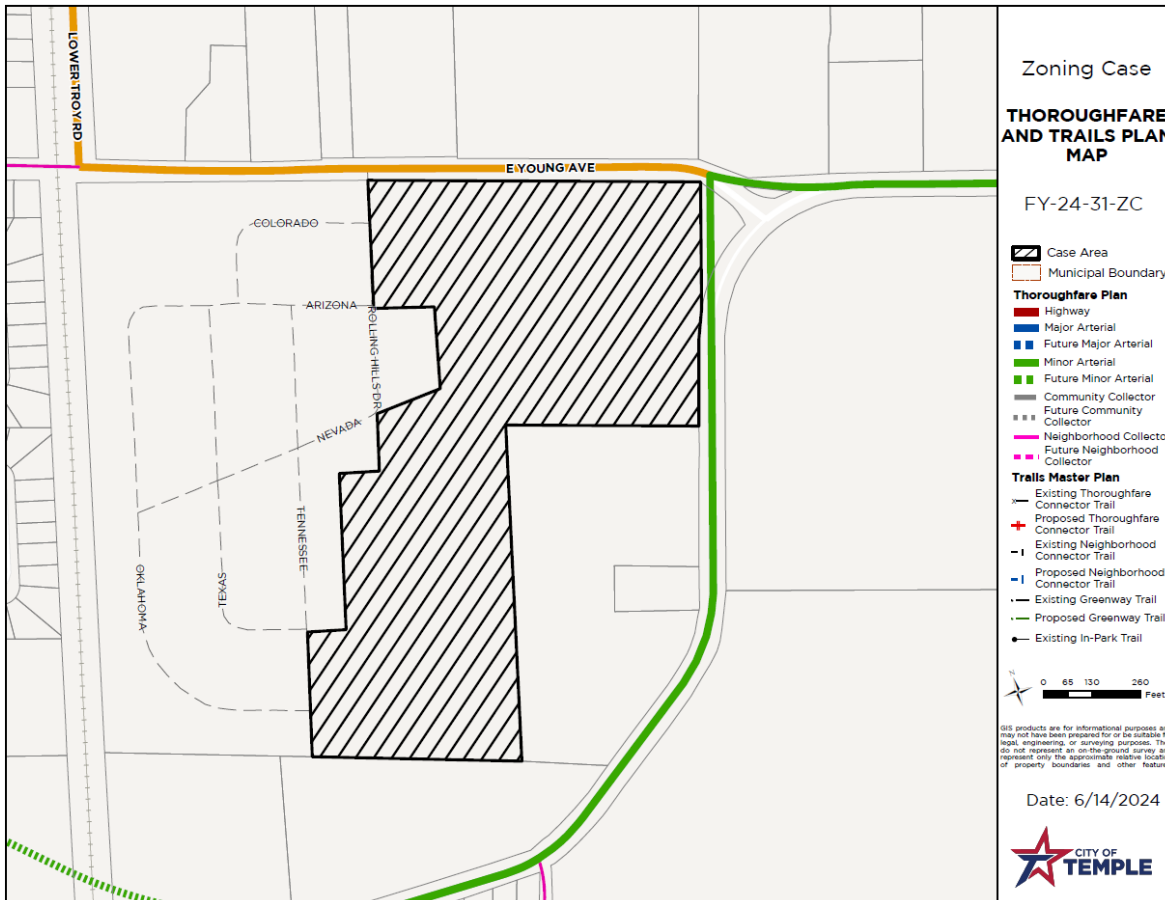
Conditional Use Permit Criteria and Compliance Summary

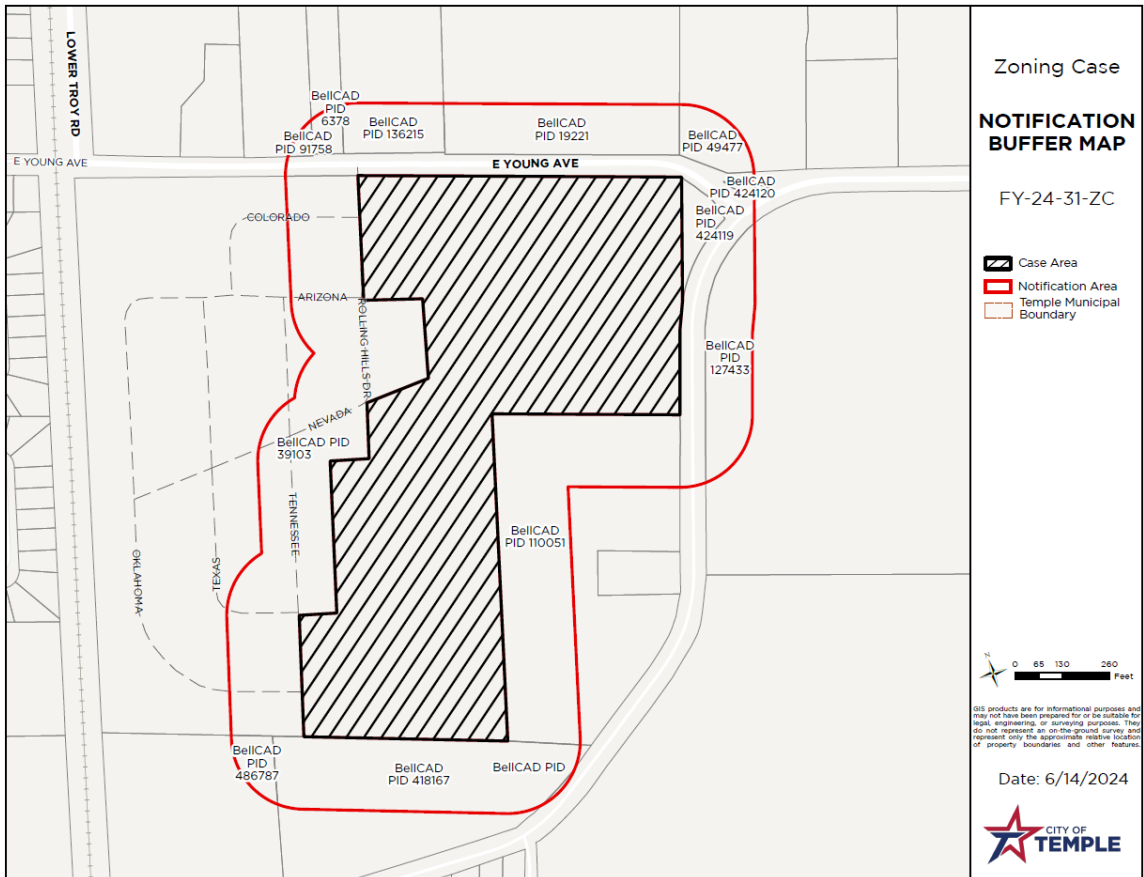
UDC Code Section 3.5.4 (A-G)	Yes/No	Discussion / Synopsis
A. The conditional use is compatible with and not injurious to the use and enjoyment of the property , and does not significantly diminish or impair property values within the immediate area.	YES	The requested CUP will allow an expansion of the existing mobile home park (MHP) providing housing opportunities in a non-traditional setting, consistent with the existing MHP on this property.
B. The establishment of the conditional use does not impede normal and orderly development and improvement of surrounding vacant property.	YES	It is not anticipated that the existing development of this property will impede the normal and orderly development of the surrounding property.
C. Adequate utilities, access roads, drainage, and other necessary to support facilities have been or will be provided.	YES	Water and sewer lines are available for extension as needed to serve this expansion. Drainage needs will be evaluated with the subdivision plat. Two access points will be provided as required by the Residential Subdivision Entrance/Access Design Standards.
D. The design, location and arrangement of all driveways and parking spaces provide for the safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent development.	YES	The internal streets are private and will be 26 ft wide; parking on either side is prohibited. In addition, two parking spaces per unit will be provided; 1 additional space per 4 units for guest parking, as required by city code.
E. Adequate nuisance prevention measures have been or will be taken to prevent or control offensive odors, fumes, dust, noise and vibration.	YES	The proposed conditional use permit is regulated by applicable provisions of the UDC related to site development as well as those listed in Article 7 related to General Development Standards such as performance standards and landscaping. No issues with odors, fumes, dust, noise, or vibration are anticipated for this residential development.
F. Directional lighting is provided so as not to disturb or adversely affect neighboring properties.	YES	All lighting is required to meet the provisions of City Code of Ordinances Chapter 23-37 Lighting (Manufactured Housing) and UDC 7.1.8 with regard to glare.
G. There is sufficient landscaping and screening to insure harmony and compatibility with adjacent property.	YES	UDC Section 5.3.2.B provides for buffering and screening specifically for a MHP with regard to the perimeter and street frontages. Solid fencing or existing vegetation will provide the perimeter screening; landscape screening will be provided along the street frontages.

MAPS









PHOTOS

Rezoning Site





Adjacent Property to the South



Property on North Side of Young Ave



Property on East Side of Shell Ave



Existing MHP to the West







RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE

RECEIVED

JULY 25, 2024

JUL 31 2024

Prop ID# 127433, 424119, 424120
WHITE, MARY JO ETAL
2519 DAIRY RD
TEMPLE, TX 76501

CITY OF TEMPLE
PLANNING & DEVELOPMENT

Zoning Application Number: FY-24-31-ZC

Case Manager: CHERYL MAXWELL

Location: 901 E Young Ave

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

(X) disagree

with this request

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

Comments:

A mobile Home park just across the street from Young & Shell Ave will have a negative impact on land values. This mobile Home Park expansion will have a negative impact on my land along Young Ave and will deter Developers from building so close to a mobile home Park.

Signature

Print Name

Mary Jo White

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

(Optional)

254-913-5734

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, or mail or hand-deliver this comment form to the address below, no later than **Monday, August 5, 2024**.

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

Number of Notices Mailed:

10

Date Mailed: JULY 25, 2024

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

From: [Joe Olivares](#)
To: [Cheryl Maxwell](#)
Cc: [Mary Jo White](#); [JOHN WHITE](#); [Bill White](#); [Z OLIVARES](#)
Subject: Zoning Application # FY-24-31-ZC
Date: Wednesday, July 31, 2024 2:23:42 PM
Attachments: [Mobile Home Expansion Protest.pdf](#)

Mrs. Maxwell, attached is my protest letter concerning the above proposed re-zoning to allow the expansion of the Blue Bonnet Estates Mobile Home Park. My name is Mary Jo White. My two brothers and I own the property at 1419 E Young and several smaller tracts which border the proposed development site. We fear the expansion of the mobile home park all the way to the edge of Shell Ave will have a negative impact on the resale value of our land to single family residential developers. My son in law, Joe Olivares, a Licensed Tx Realtor and my daughter Zenobia Olivares, both residents of Temple, Tx., are handling the interest of our real estate holdings in Tx while I am on vacation in Indiana with one of my brothers until October. My Brothers & I are copied on this email. If you wish to contact us, please do so via this email thread so all are aware of the communication.

[Texas law requires all license holders to provide the Information About Brokerage Services form to prospective clients.](#)

Thank you,
JOE OLIVARES - REALTOR & TEAM LEAD
OLIVARES REALTY GROUP OF HOMESTEAD REAL ESTATE
254-913-5734. [Facebook](#) | [YouTube](#) |

