



COUNCIL AGENDA ITEM MEMORANDUM

DEPT./DIVISION SUBMISSION & REVIEW:

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

ITEM DESCRIPTION: FY-24-41-PLT - Consider adopting a resolution approving the Final Plat of Nama's Temple Townhomes, a 1.630 +/- acre, 22-lot, 1-block, 1-tract residential subdivision, being a replat of Lot 2, Block 1, Baker Subdivision Replat #1, with a developer-requested exception to UDC Section 8.2.1 and 8.1.3 related to cul-de-sacs and dead-end fire apparatus roads to allow a hammerhead street design, located in the C. S. Masters Survey, Abstract No. 550, in the City of Temple, Bell County, Texas addressed as 202 S. 41st Street.

BACKGROUND: This plat proposes 22 residential lots for Townhomes and one tract for various facilities. The proposed lots satisfy the area and dimensional standards for this use in the General Retail Zoning District assigned to the property. These standards are summarized below:

Area: 2,000 sq ft	Front Yard: 15 ft (25 ft proposed)
Width: 20 ft	Street Side Yard: 15 ft
Depth: 100 ft	Side Yard: 5/0 ft
	Rear Yard: 10 ft

Tract A is "T" shaped comprising 0.428 acre and is designated as an easement for private access, private drainage, and public utilities. The area at the top of the "T" measures approximately 42 ft. in width and includes a private detention pond, overflow parking spaces, and the private street Rojas Avenue which will be constructed with a 20 ft. pavement width. The other portion of the "T" measures 33 ft. in width and includes public easements for city water and sewer lines and the private street Nama Way which will be constructed with a 27 ft. pavement width. The facilities/improvements in Tract A will be owned and maintained by the HOA except for the public water and sewer lines which will be owned and maintained by the City. Detailed plans for the detention pond will be reviewed with the construction plan submittals.

This subdivision has frontage on S. 41st Street which is not identified on the City's Thoroughfare Plan. This street currently has a pavement width of 27 ft. and ROW width of approximately 59 ft.; no additional ROW dedication is needed. Access to the subdivision is provided from 41st Street via the private street Nama Way.

The hammerhead street design created by the intersection of the two private streets requires approval of an exception. The City Solid Waste Division and Fire Department have reviewed the design and do not object to the requested exception since there are no homes along the hammerhead and there is adequate room to maneuver the vehicles and turn-around. Extension of the hammerhead to the north and south is not feasible as these properties are either already developed or are platted lots as part of an approved subdivision.

Water and sewer facilities are available to serve this site. There is an existing 6-inch water line and 8-inch sewer line along 41st Street. An 8-inch sewer line is also located along the south property line. The applicant is extending 6-inch public water and sewer lines into the subdivision. Fire hydrants will be provided as required by the City Fire Code.

The applicant is providing a 5 ft. wide sidewalk along the 41st Street frontage which will be owned and maintained by the City and 4 ft. wide sidewalk along the lot frontages on both sides of Nama Way which will be owned and maintained by the HOA. A joint 16 ft. public utility easement and access easement is provided along both sides of Nama Way to accommodate the sidewalk and general public utilities. Lots along the north side of Nama Way also include a 7.5 ft. portion of the 15 ft. sewer easement that crosses into Tract A. A 25 ft. front yard setback will be observed to allow room for these easements and provide adequate space for parking in the driveway without blocking the sidewalk.

The park fee requirement of \$225/dwelling unit applies to this subdivision and totals \$4,950 for 22 dwelling units.

Since the applicant is requesting an exception to allow a hammerhead street design, approval by the City Council is required for this plat and exception.

DEVELOPMENT REVIEW COMMITTEE (DRC): The DRC reviewed the final plat of Nama’s Temple Townhomes on July 22, 2024. The plat was deemed administratively complete/filed on December 18, 2024.

SCHOOL DISTRICT: Temple Independent School District (TISD)

ALIGNMENT WITH ADOPTED PLANS:

Plan	Comments
Strategic Plan	This item supports the City of Temple’s Strategic Plan goals of “Neighborhoods Where People Love to Live,” as well as the Strategic Plan commitment to “Foster cohesive, distinct, vibrant, safe, and attractive neighborhoods where citizens take pride and are engaged with their community.”
Comprehensive Plan	<u>Comprehensive Plan - Future Development Map (FDM)</u> The 2020 Comprehensive Plan identifies this area as Regional Commercial future development category which is intended to primarily support regionally-serving businesses. Recommended residential uses are limited to apartments. The current General Retail zoning is considered appropriate in this development category and GR zoning allows townhome developments.

Plan	Comments
	<p>Townhome developments are very similar to multi-family use in the development style and density but offer opportunity for home ownership. The proposed residential subdivision aligns with the intent of the future land use plan.</p> <p><u>Thoroughfare Plan</u> S. 41st Street is not shown on the City Thoroughfare Plan. No additional ROW dedication is needed.</p> <p><u>Availability of Public Facilities</u> Water and sewer facilities are available to serve this site; applicant extending 6-inch water and sewer lines into the subdivision.</p>
Trails Master Plan & Subdivision Ord.	<p><u>Trails MP</u>: n/a. <u>Subd Ord</u>: No sidewalk requirement along local streets. Applicant providing 5 ft. sidewalk along 41st Street and 4 ft. along lot frontages.</p>
Mobility Master Plan	No conflict.
Neighborhood Planning District	Western Hills NPD – not currently active.

STAFF RECOMMENDATION: Staff recommends approval of the final plat of Nama's Temple Townhomes and developer-requested exception to allow a hammerhead street design.

BOARDS & COMMISSIONS RECOMMENDATION: On January 6, 2025, the Planning and Zoning Commission met and reviewed this item and unanimously recommended approval by a vote of 7 to 0.

FISCAL IMPACT: Although there is no direct fiscal impact associated to adopting a resolution on the Final Plat of Nama's Temple Townhomes, it should be noted that the parkland dedication fee requirement in UDC Section 8.3 for the 22 residential lots at \$225 per lot would require park fees totaling \$4,950.

ATTACHMENTS:

Resolution
Vicinity & Aerial Maps
Future Development Plan & Thoroughfare Plan
Final Plat & Utility Layout