










Severni Ranch - Overall Plat

-  Gateway / Monument
-  Public Park Access
-  General Retail
-  Residential, Single Family
-  Open Space / Easements
-  Residential, Townhome
-  Residential, Multi-Family

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	All provisions in the UDC and other city codes are satisfied except PD allows a reduction in lot width for the single family lots, and permits multi-family use, which is not allowed in the GR base zoning district.
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. Areas along the two creeks bisecting this property are proposed to remain undeveloped.
C. The development is in harmony with the character, use and design of the surrounding area.	YES	The proposed zoning appears to be in harmony with the proposed residential uses approved for the adjacent area westward to Brewster Road via rezoning in 2022 for SF2, MF2, and SFA2.
D. Safe and efficient vehicular and pedestrian circulation systems are provided.	YES	Two new roadways will provide circulation N/S and also E/W. Sidewalks will be provided along the perimeter streets and internal collector streets.
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 on site as required in UDC Section 7.5 Off Street Parking and Loading and will be evaluated with the building permits.
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	Street design and width will be evaluated with the subdivision plat. Entrances will comply with the residential subdivision entrance/access design standards and a PD condition requires an alternate design entrance for each additional 150 dwelling units over 300.
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 Pegasus Drive as a Community Collector; North Outer Loop as a Major Arterial and is also a CIP Project with 4 lane blvd section; Future Community Collector runs N/S and connects to new North Outer Loop. Site plan includes the two new roadways.
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	PD conditions require compliance with UDC Section 7.7 Screening and Buffering and Section 7.4 Landscaping. PD requirements include one tree in the front yard of the residential lots.
I. Open space areas are designed to ensure that such areas are suitable for intended recreation and conservation uses.	YES	Open spaces are proposed along the two creeks that bisect this property. This will be more fully evaluated with the subdivision plat.
J. Water, drainage, wastewater facilities, garbage disposal and other utilities necessary for essential services to residents and occupants are provided.	YES	Water and sewer available to serve this site. Existing water and sewer lines along Pegasus. CIP project includes new water and sewer mains.

Tables – FY-25-8-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

Tables – FY-25-8-ZC

Surrounding Property & Uses			
Direction	Future Development Plan	Zoning	Current Land Use
Site	Industrial	AG	Undeveloped land, conservation pond
North	Industrial	ETJ, AG & PD*	Undeveloped land, Detached SF homes on large acreage, Conservation pond (Elm Creek Watershed Authority)
South	Industrial	AG	Oncor Electric Sub-Station, Undeveloped land, Detached single family homes on large acreage.
East	Regional Commercial	<u>AG w/CUP**</u> C C w/CUP*** <u>I-35 Gateway</u> AG & LI I-35 Industrial	<u>Single family home unoccupied,</u> <u>Quik Trip Convenience Store with Billboard,</u> <u>Lucky's RV Park with Billboard,</u> Undeveloped land Construction office with Billboard
West	Industrial	AG & PD*	Undeveloped land, Detached single family homes on large acreage.

*PD Ord 2022-0020 with SF2, MF2 & SFA2 (FY-2-16-ZC)

**CUP Ord 2020-5035 for Social Service Shelter (FY-20-22-ZC)

***CUP Ord 2014-4663 for Off-Premise Sign - Billboard (Z-FY-14-25) and CUP #164 for RV Park

Compliance with Approved Plans

Document	Map, Focus Area or Goal	Compliance?
CP	Map 4.2 - Future Development Plan	No, but appropriate use
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 Residential	GR Non- Residential	GR Residential SF	GR Residential TH	MF2
Minimum Lot Size	1 ac	n/a	5,000 sq ft	2,000 sq ft	7,200
Minimum Lot Width	100 ft	n/a	50 ft	20 ft	60 ft
Minimum Lot Depth	150 ft	n/a	100 ft	100 ft	120 ft
Front Setback	50 ft	15 ft	15 ft	15 ft	25 ft
Side Setback	15 ft	10 ft	10% lot width, min 5 ft	5/0 ft	10 – 50 ft
Side Setback (corner)	15 ft	10 ft	15 ft	15 ft	15 ft
Rear Setback	10 ft	0 ft	10 ft	10 ft	10 ft
Max Building Height	3 stories	3 stories	3 stories	3 stories	4 stories

CRASH SUMMARY REPORT

FY-25-8-ZC - 5 Year Crash History

Created on February 28, 2025

Created by Jason Deckman

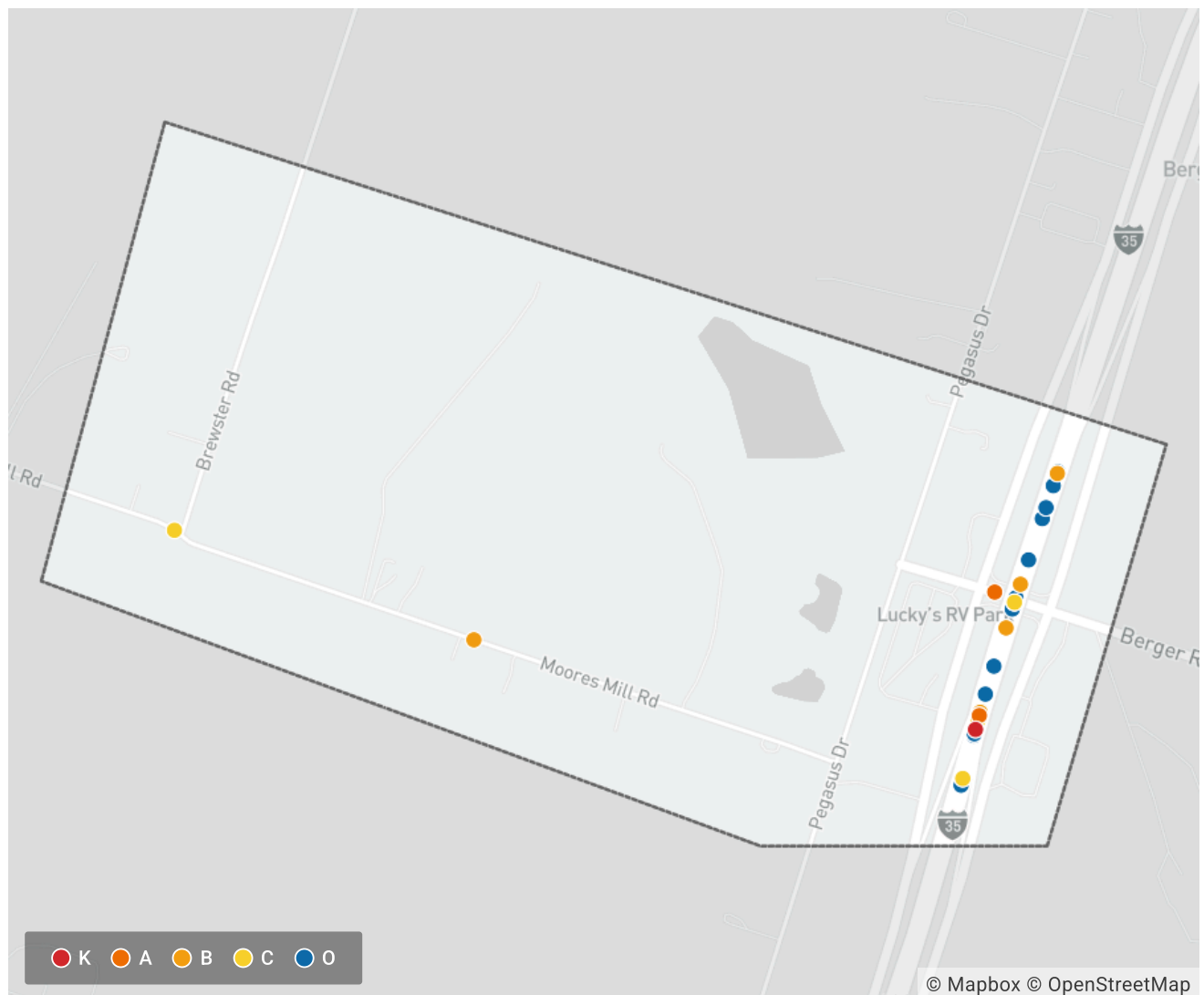
Data extents: December 30, 2019 to December 30, 2024



Applied Filters

Crash Severity	=	(K) Fatal Injury, (A) Suspected Serious Injury, (C) Possible Injury, (B) Suspected Minor Injury, (O) Not Injured
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Shape: Polygon



Total Crashes	38	Fatal Crashes	1
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Contributing Factors	Crash	
Failed To Control Speed	16	42.11%
Changed Lane When Unsafe	8	21.05%

Driver Inattention	5	13.16%
Failed To Drive In Single Lane	4	10.53%
Other (Explain In Narrative)	4	10.53%
Faulty Evasive Action	2	5.26%
Animal On Road - Domestic	1	2.63%
Animal On Road - Wild	1	2.63%
+ 63 more	6	15.78%

TxDOT Summary		Crash
Total Crashes	38	100.00%
Speed Related	17	44.74%
CMV Related	14	36.84%
Distracted Driving Related	5	13.16%
Motorcycle Related	3	7.89%
Intersection Related	2	5.26%
DUI Related (Alcohol)	1	2.63%
DUI Related (All)	1	2.63%
+ 10 more	0	0%

Crash Severity		Crash
(O) Not Injured	23	60.53%
(B) Suspected Minor Injury	7	18.42%
(C) Possible Injury	5	13.16%
(A) Suspected Serious Injury	2	5.26%
(K) Fatal Injury	1	2.63%
Unknown	0	0.00%

Person Type		Person
Driver	63	74.12%
Passenger/Occupant	19	22.35%
Driver Of Motorcycle Type Vehicle	3	3.53%
Other (Explain In Narrative)	0	0.00%
Passenger/Occupant On Motorcycle Type Vehicle		
Pedalcyclist		
Pedestrian		
Unknown		

Manner of Collision		Crash
One Motor Vehicle - Going Straight	14	36.84%
Same Direction - Both Going Straight-Sideswipe	11	28.95%

Same Direction - Both Going Straight-Rear End	7	18.42%
Same Direction - One Straight-One Stopped	2	5.26%
Angle - One Straight-One Right Turn	1	2.63%
One Motor Vehicle - Other	1	2.63%
Other	1	2.63%
Same Direction - One Straight-One Right Turn	1	2.63%
+ 34 more	0	0%

FY-25-8-ZC – Tract 1 – Trip Generation Estimates

ITE Use Code		Expected units	Weekday Average Trips	Weekday AM Peak Hour	Weekday PM Peak Hour	Adjacent Streets AM Peak Hour	Adjacent Streets PM Peak Hour	Saturday - or - <i>Saturday Peak Hour</i>
Residential	Single-family detached ITE Code 210	40 units <i>9.43 trips / dwelling</i>	377	30	40	28	38	379
	Multi-family (Cottages) ITE Code 220	150 units <i>6.74 trips / dwelling</i>	1,011	71	85	60	77	683
	Multi-family (Apartments) ITE Code 220	300 units <i>6.74 trips / dwelling</i>	2,022	141	171	120	153	1,365
	Residential sub-total:		3,410	242	296	208	268	2,427
Retail / Office / Services	Medical / Dental Office Building ITE Code 630	14,000 sq ft <i>37.60 trips / 1,000 sq ft</i>	526	48	59	39	52	-
	Drive-in Bank ITE Code 912	8,000 sq ft <i>100.35 trips / 1,000 sq ft</i>	803	118	167	80	168	692
	Fine Dining Restaurant ITE Code 931	9,000 sq ft <i>83.84 trips / 1,000 sq ft</i>	755	40	75	7	70	810
	Small Office Building ITE Code 712	6,000 sq ft <i>14.39 trips / 1,000 sq ft</i>	86	16	19	10	13	-
	Strip Retail Plaza (Less than 40k) ITE Code 822	15,000 sq ft <i>54.45 trips / 1,000 sq ft</i>	817	114	199	35	99	<i>99</i>

FY-25-8-ZC – Tract 2 – Trip Generation Estimates

Retail / Office / Services	Convenience Store / Gas Station ITE Code 945	6 pumps <i>265.12 trips / fueling position</i>	1,591	99	115	96	111	<i>102</i>
	Automated Car Wash ITE Code 948	1 tunnel <i>77.5 trips / wash tunnel</i>	-	-	-	-	78	<i>41</i>
	High Turnover Restaurant ITE Code 932	4,000 sq ft <i>107.20 trips / 1,000 sq ft</i>	429	55	65	38	36	<i>45</i>
	Fast Food w/ Drive-through ITE Code 934	4,000 sq ft <i>467.48 trips / 1,000 sq ft</i>	1,870	202	204	178	132	2,464
	Strip Retail Plaza (Less than 40k) ITE Code 822	15,000 sq ft <i>54.45 trips / 1,000 sq ft</i>	817	114	199	35	99	<i>99</i>

FY-25-8-ZC – Tract 3 – Trip Generation Estimates

ITE Use Code		Expected units	Weekday Average Trips	Weekday AM Peak Hour	Weekday PM Peak Hour	Adjacent Streets AM Peak Hour	Adjacent Streets PM Peak Hour	Saturday - or - <i>Saturday Peak Hour</i>
Residential	Single-family attached (Townhomes) ITE Code 215	70 units <i>7.20 trips / dwelling</i>	504	39	43	34	40	613
	Golf Driving Range ITE Code 432	36 tees <i>13.65 trips / tee box</i>	491	37	59	14	45	636
Recreation / Retail / Office / Services	Movie Theater ITE Code 445	25,000 sq ft <i>78.09 trips / 1,000 sq ft</i>	1,952	72	352	-	154	<i>448</i>
	Brewery Tap Room ITE Code 971	6,000 sq ft <i>61.69 trips / 1,000 sq ft</i>	370	6	66	4	59	732
	Day Care Center ITE Code 565	8,000 sq ft <i>47.62 trips / 1,000 sq ft</i>	381	94	95	88	89	50
	Variety Store ITE Code 814	8,000 sq ft <i>47.62 trips / 1,000 sq ft</i>	509	36	59	24	54	<i>31</i>
	High Turnover Restaurant ITE Code 932	4,000 sq ft <i>107.20 trips / 1,000 sq ft</i>	429	55	65	38	36	<i>45</i>
	Fast Food w/ Drive-through ITE Code 934	4,000 sq ft <i>467.48 trips / 1,000 sq ft</i>	1,870	202	204	178	132	2,464
	Convenience Store / Gas Station ITE Code 945	6 pumps <i>265.12 trips / fueling position</i>	1,591	99	115	96	111	<i>102</i>
	Small Office Building ITE Code 712	6,000 sq ft <i>14.39 trips / 1,000 sq ft</i>	86	16	19	10	13	-
	Shopping Plaza (no supermarket) ITE Code 821	90,000 sq ft <i>94.49 trips / 1,000 sq ft</i>	8,504	635	875	318	813	10,454
	Supermarket ITE Code 850	60,000 sq ft <i>93.84 trips / 1,000 sq ft</i>	5,630	407	551	172	537	6,766

Estimates of trip generation are highly dependent on the combination and type of uses:

Tract 1 - 5,000 to 10,000 average weekday trips

Tract 2 - 2,000 to 5,000 average weekday trips

Tract 3 - 7,000 to 12,000 average weekday trips

ITE Codes and descriptions:

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 432 - A golf driving range is an outdoor facility that contains driving tees for golfers to practice. The range may include a pro shop, small refreshment facility, and individual or small group lessons.

Land Use Code 445 - A movie theater is a place where movies are screened for public entertainment. A theater includes a lobby, refreshment area, and audience seating for each movie screen.

Land Use Code 565 - A day care center provides care for pre-school age children, normally during daytime hours. A day care facility generally includes classrooms, offices, eating areas, and playgrounds.

Land Use Code 630 - A clinic is a facility that provides limited diagnostic and outpatient care but is unable to provide prolonged in-house medical and surgical care. A clinic may have a supporting pharmacy.

Land Use Code 712 - A small office building is the same as a general office building (Land Use 710) but with less than or equal to 10,000 square feet of gross floor area. The building typically houses a single tenant.

Land Use Code 814 - A variety store sells a broad range of inexpensive items often at a uniform price. A variety store is commonly referred to as a "dollar store."

Land Use Code 821 - A shopping plaza is developed, and managed as a unit. Each study site in this land use has between 40,000 and 150,000 square feet of gross leasable area (GLA). It may be anchored by a supermarket, home improvement, or discount store. It typically contains other uses beside retail, such as offices, restaurants, banks, movie theater, fitness club, or recreational facilities.

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).

Land Use Code 850 - A supermarket is a free-standing retail store that sells a complete assortment of food, beverage, food preparation materials, and household products. A supermarket may also provide additional products and services such as a bakery, floral arrangements, greeting cards, a bank, or pharmacy.

Land Use Code 912 - A drive-in bank provides banking services for motorists, and may also serve patrons who walk into the building. The drive-in lanes may or may not provide an ATM.

Land Use Code 931 - A fine dining restaurant is a full-service eating establishment with a typical duration of stay of at least 1 hour. It generally does not serve breakfast and sometimes requires a reservation.

Land Use Code 932 - A high-turnover restaurant is a sit-down, full-service eating establishment with a typical duration of stay of 60 minutes or less. This type of restaurant is usually moderately priced, frequently belongs to a restaurant chain, and is commonly referred to as casual dining. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours a day.

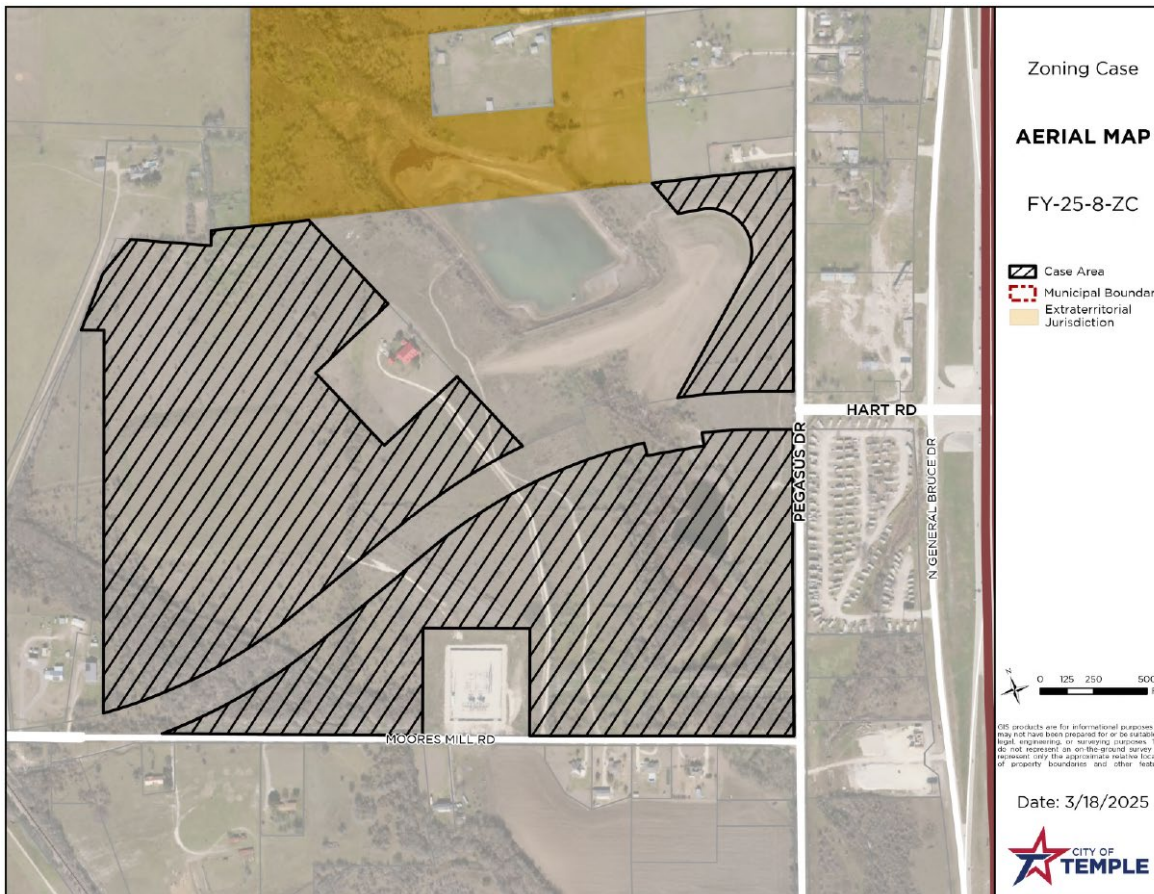
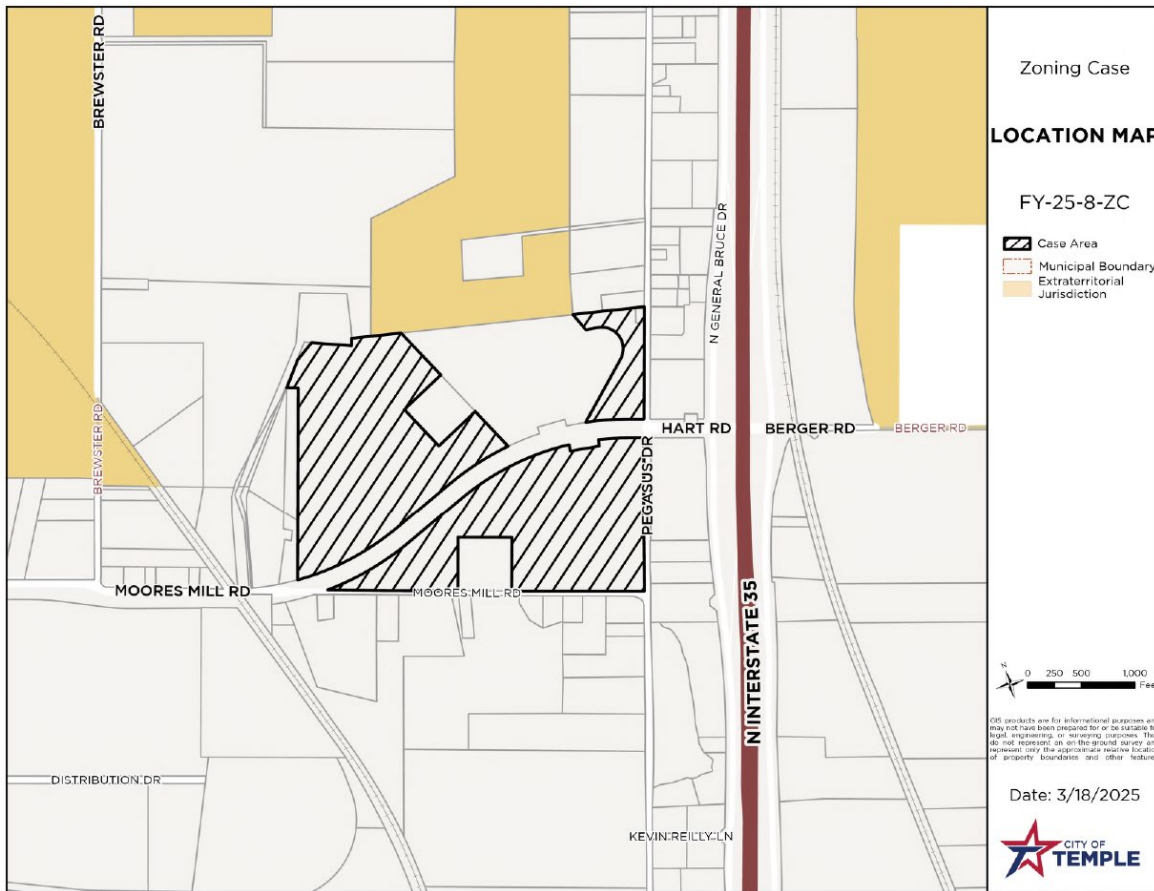
Land Use Code 934 - This type of restaurant is characterized by a large drive-through and large carry-out clientele, long hours of service and high turnover rates for eat-in customers.

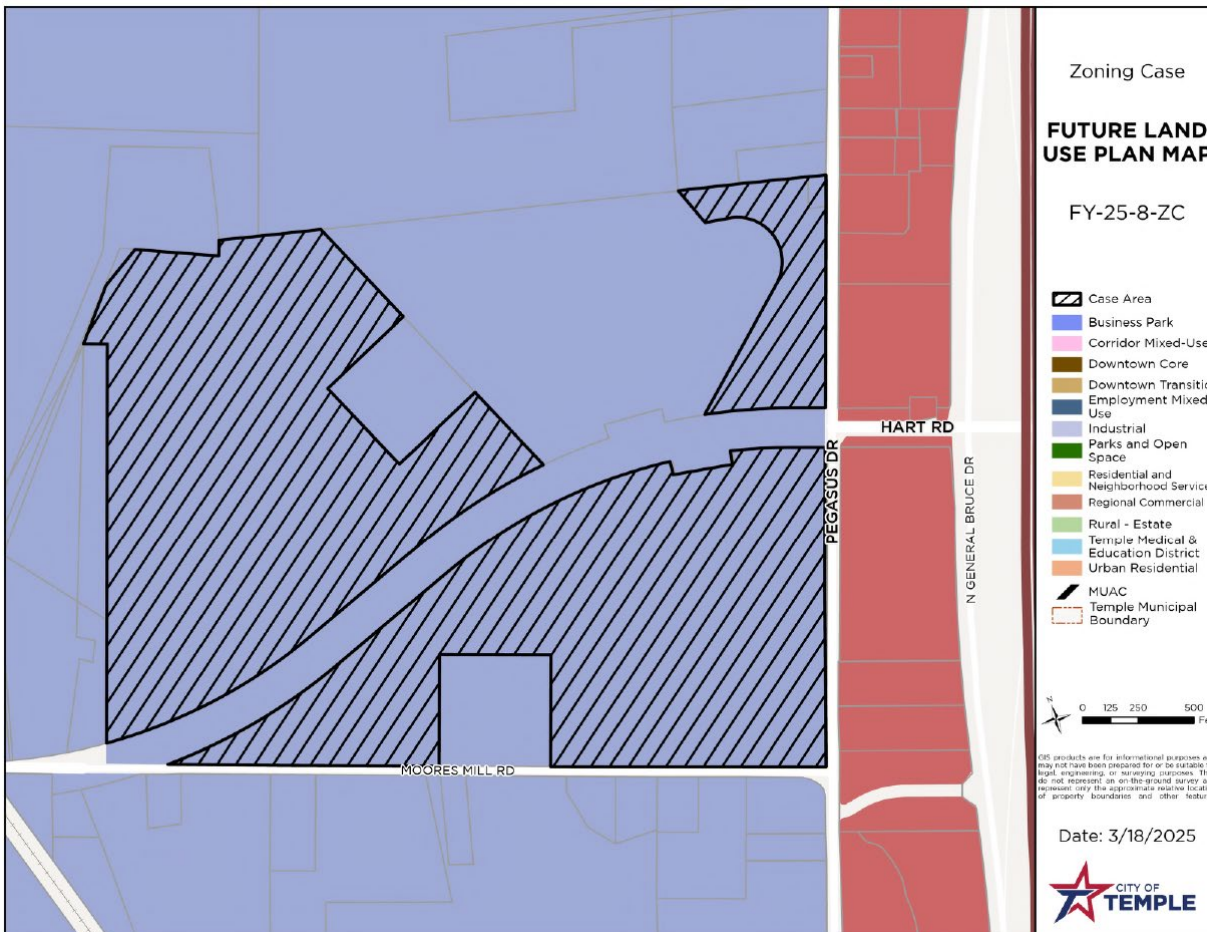
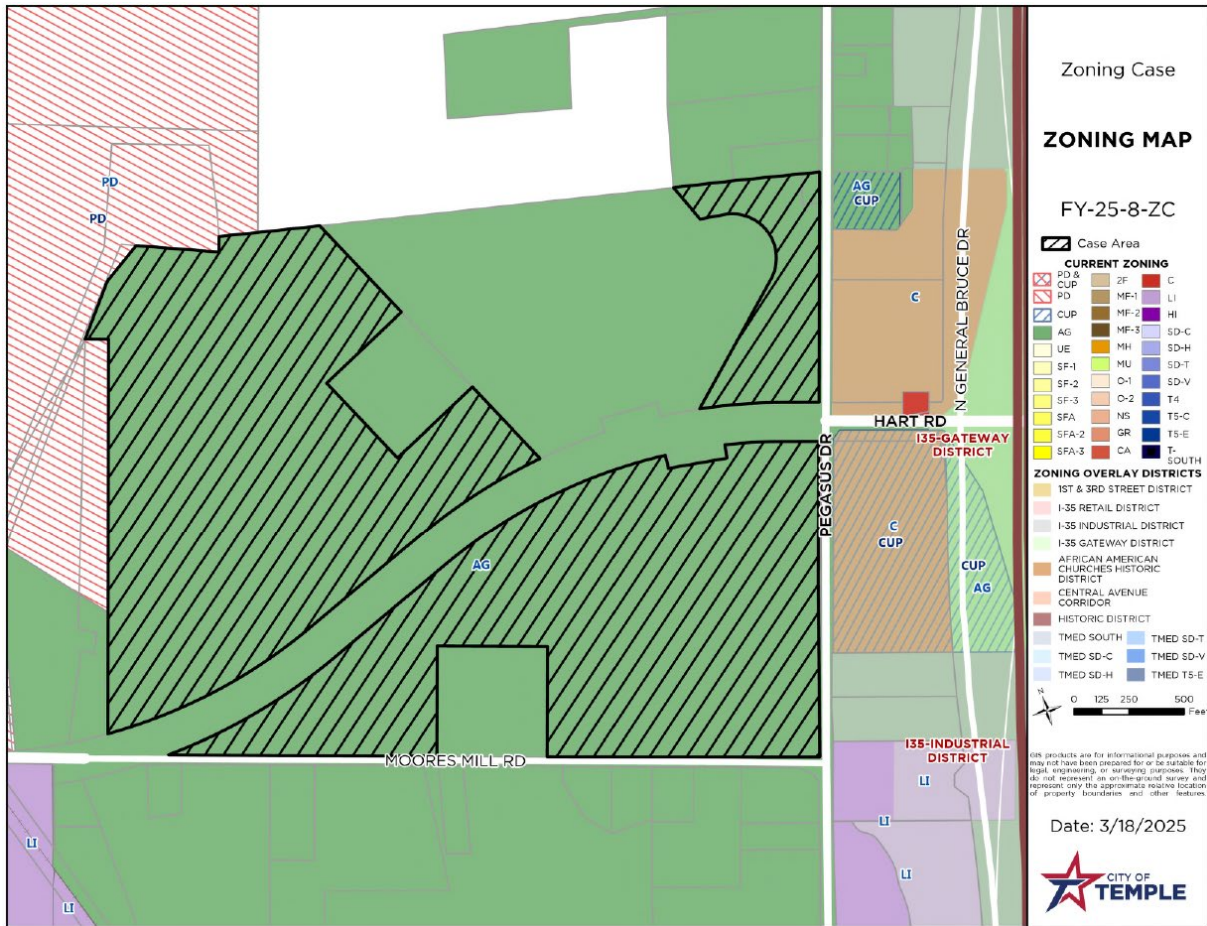
Land Use Code 945 - A convenience store is typically co-located with a gas station. Extended hours of operation (with many open 24 hours, 7 days a week) are common at these facilities. It is typically located along a major thoroughfare to optimize motorist convenience.

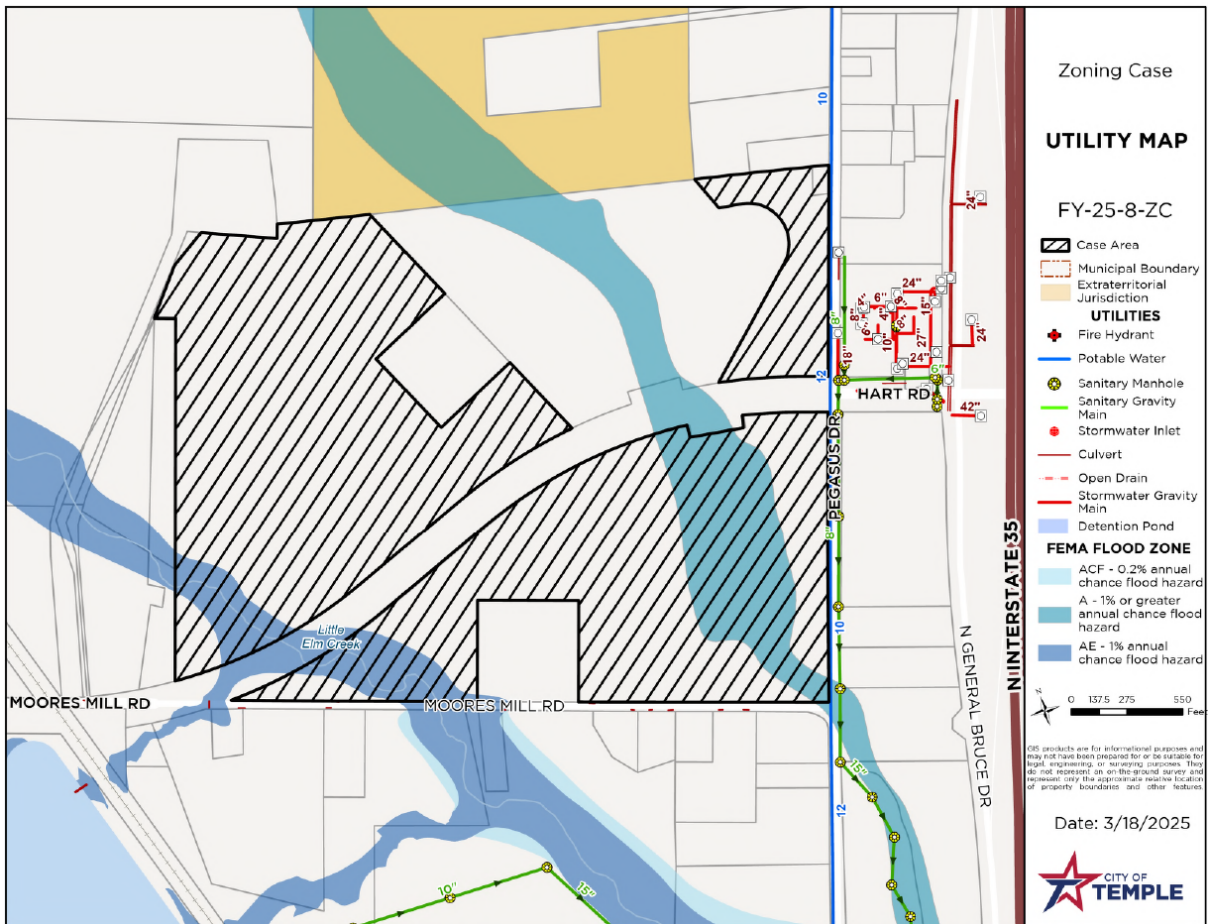
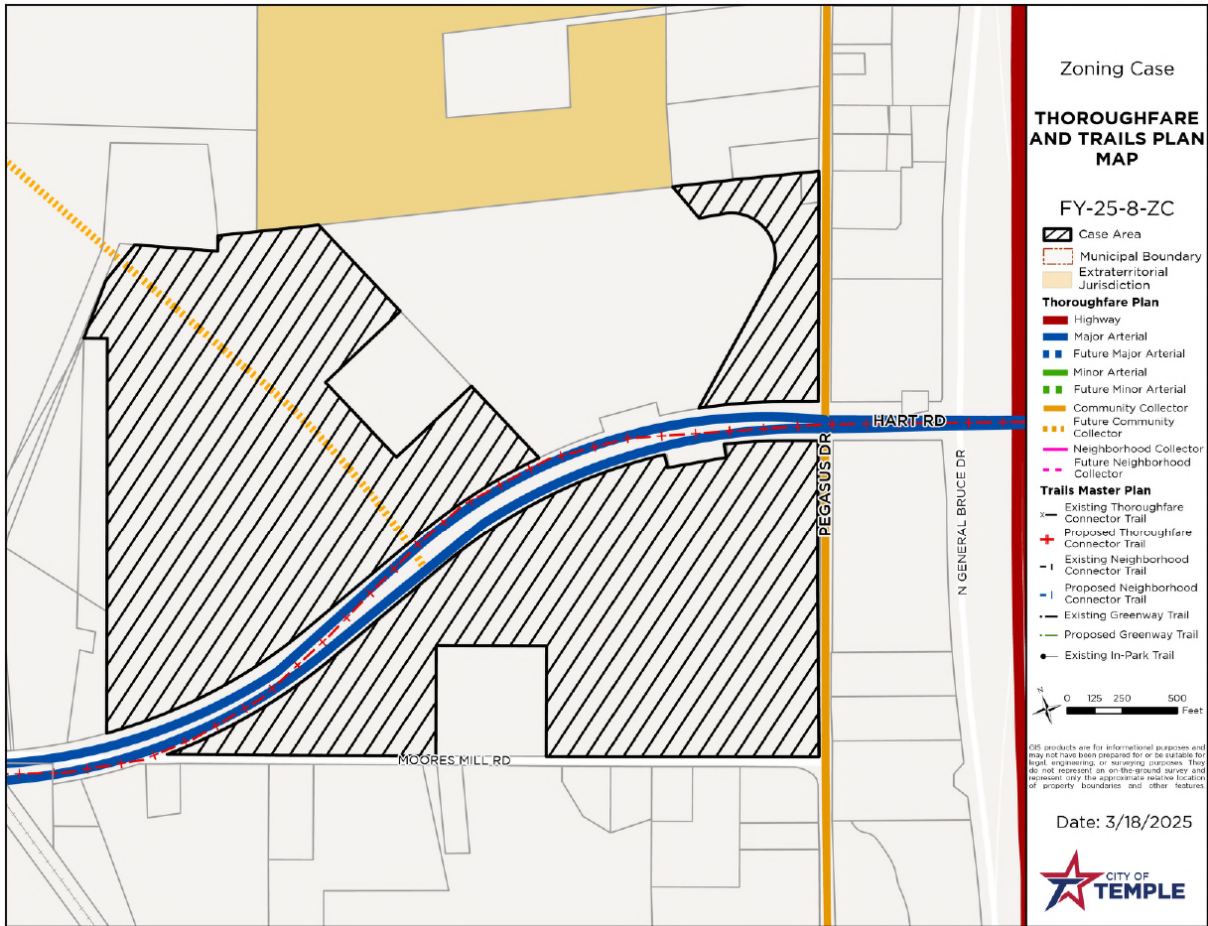
Land Use Code 948 - An automated car wash is a facility that allows for the mechanical cleaning of the exterior of vehicles. Manual cleaning service may also be available at the facility.

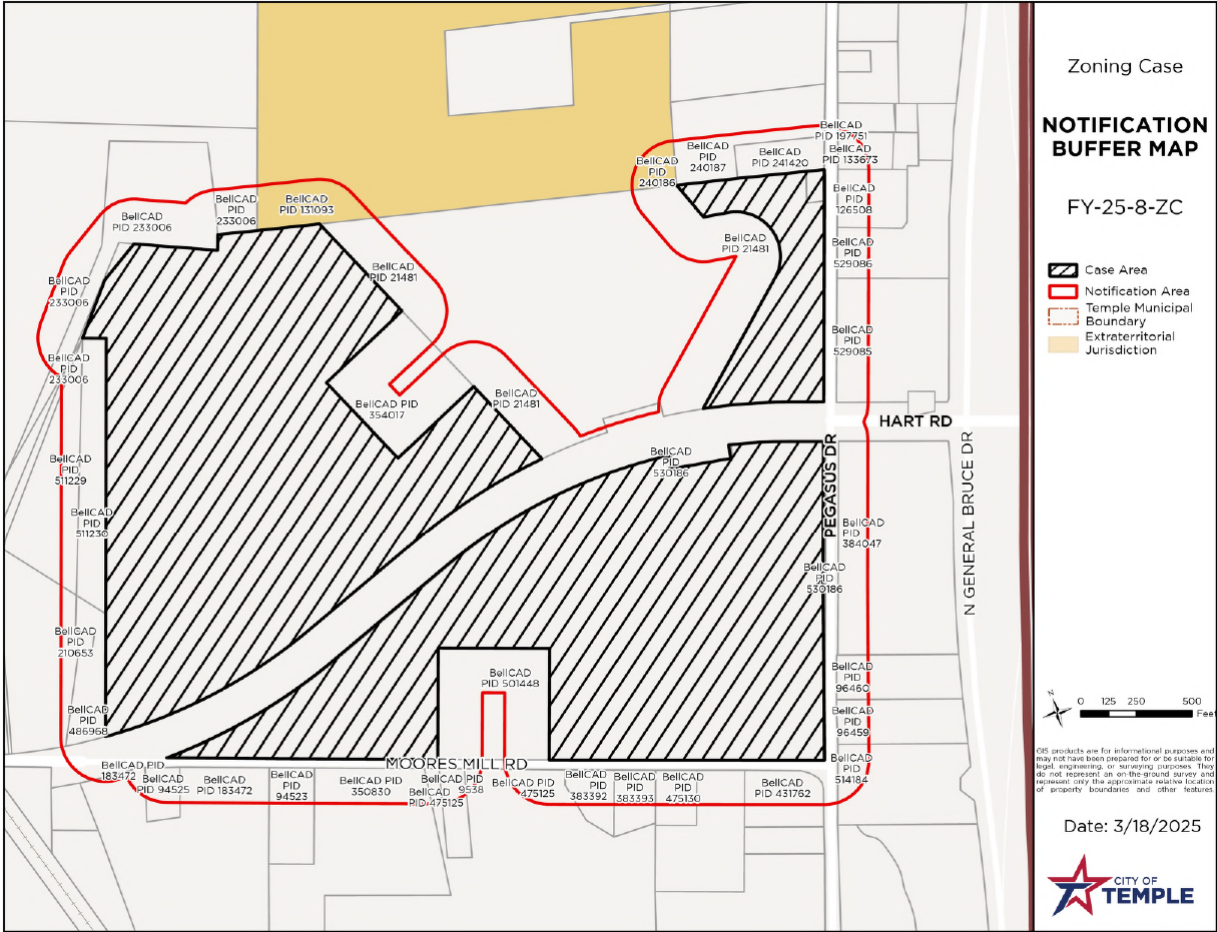
Land Use Code 971 - A brewery tap room is found in conjunction with a brewery. It can be used as a way to sell alcoholic beverages directly to the customer or to host social gatherings.

MAPS









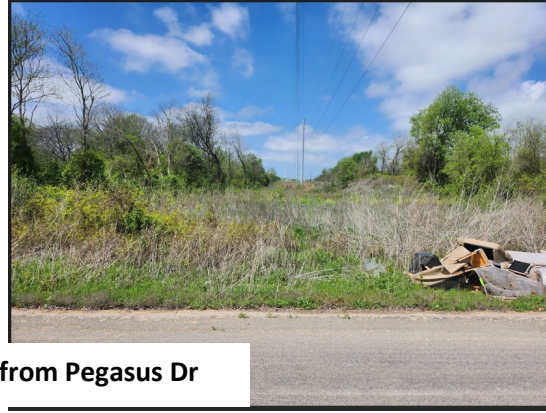
PHOTOS



Rezoning Site – View from Moores Mill Rd



Rezoning Site – View from Pegasus Dr



Rezoning Site – View from West



Adjacent Property to North





Adj. Property to North on Pegasus Dr (6588)



Property on East Side of Pegasus Dr (6605)



Property on East Side of Pegasus Dr (6565)



Property on East Side of Pegasus Dr – Quix Trip



Property on East Side of Pegasus Dr – RV Park



**Property on East Side of Pegasus Dr
(6414 N GBD)**



**Property on East Side of Pegasus Dr
(6330 N GBD)**



**Property on East Side of Pegasus Dr –
View From I-35 (6330 N GBD)**



Moores Mill Rd at Pegasus Dr



Property on South Side of Moores Mill Rd



Property on South Side of Moores Mill Rd (935)



Property on South Side of Moores Mill Rd (949)



Property on South Side of Moores Mill Rd (1025)



Property on South Side of Moores Mill Rd (1075)



Property on South Side of Moores Mill Rd (with 1125)



Property on South Side of Moores Mill Rd (1125)



Oncor Substation on North Side of Moores Mill Rd



Bridge/Culvert on Moores Mill Rd



Property on South Side of Moores Mill Rd (1501)



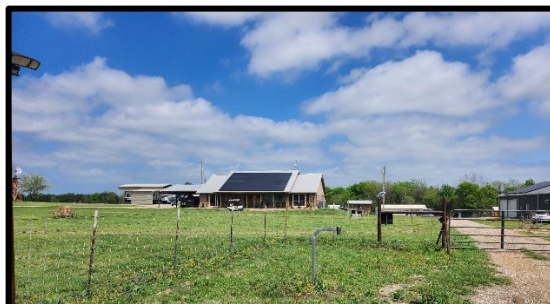
Property on South Side of Moores Mill Rd (1379)



Property on South Side of Moores Mill Rd (1521)



**Property on West Side of Rezoning Site
(1606 Moores Mill)**



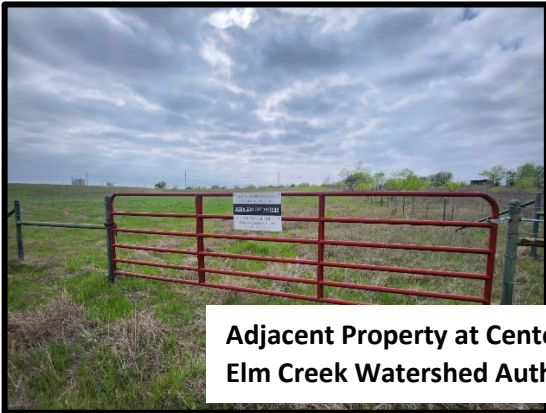
**Property on West Side of Rezoning Site
(1674 Moores Mill)**



**Property on West Side of Rezoning Site
(1700 Moores Mill)**



**Adjacent Property at Center of Rezoning Site
(1122 Moores Mill)**



**Adjacent Property at Center of Rezoning Site
Elm Creek Watershed Authority Flood Control Dam N. 10**



Outer Loop Under Construction at Pegasus/Hart Rd



**Outer Loop Under Construction at
Center of Rezoning Site**



**Outer Loop Under Construction at
Moores Mill Rd**



RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE

3/31

March 26, 2025

RECEIVED

Prop ID# 233006, 511229 & 511230
BOHKERS LLC - SERIES 109
15 N MAIN ST
TEMPLE TX 76501

MAR 31 2025

CITY OF TEMPLE
PLANNING & DEVELOPMENT

Zoning Application Number: FY-25-8-ZC

Case Manager: Cheryl Maxwell

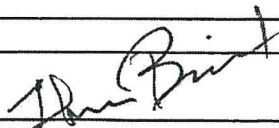
Location: 6250 and 6576 Pegasus Drive

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:


Signature

3/31/25

Thomas Baird
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, or mail or hand-deliver this comment form to the address below, no later than **April 7, 2025**.

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

Number of Notices Mailed: 24

Date Mailed: March 26, 2025

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

March 26, 2025

Prop ID# 96460
GARCIA, LUCIANO JR & VIRGINIA R LIVING TRUST ETAL
13701 OLD HIGHWAY 81
TROY TX 76579

RECEIVED

MAR 31 2025

CITY OF TEMPLE
PLANNING & DEVELOPMENT

Zoning Application Number: FY-25-8-ZC

Case Manager: Cheryl Maxwell

Location: 6250 and 6576 Pegasus Drive

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:

We have no objections.

Virginia R Garcia
Signature

Virginia R. Garcia
Print Name

254-534-5428

(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, or mail or hand-deliver this comment form to the address below, no later than **April 7, 2025**.

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

Number of Notices Mailed: 24

Date Mailed: **March 26, 2025**

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

March 26, 2025

APR 01 2025

Prop ID# 431762
BERRY, ROBERT A ETUX LUCINDA F
307 KYLAR ST
TROY TX 76579

CITY OF TEMPLE
PLANNING & DEVELOPMENT

Zoning Application Number: FY-25-8-ZC

Case Manager: Cheryl Maxwell

Location: 6250 and 6576 Pegasus Drive

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:


Signature

ROBERT BERRY
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, cmxwell@templetx.gov, or mail or hand-deliver this comment form to the address below, no later than **April 7, 2025**.

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

Number of Notices Mailed: 24

Date Mailed: **March 26, 2025**

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

March 26, 2025

Prop ID# 126508
MEHTA, JAGDISH
805 PAINT BRUSH LN
TEMPLE TX 76502

RECEIVED
APR 02 2025
CITY OF TEMPLE
PLANNING & DEVELOPMENT

Zoning Application Number: FY-25-8-ZC

Case Manager: Cheryl Maxwell

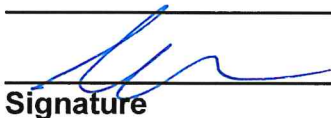
Location: 6250 and 6576 Pegasus Drive

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I ☒ agree () disagree with this request

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

Comments:


Signature

Vijay Mehta
Print Name

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

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

Number of Notices Mailed: 24

Date Mailed: March 26, 2025

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Temple glass & mirror



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

RECEIVED

APR 07 2025

**CITY OF TEMPLE
PLANNING & DEVELOPMENT**

March 26, 2025

**Prop ID# 475130
GONZALEZ, AMY ETVIR JAIME
949 MOORES MILL RD
TEMPLE TX 76501**

Zoning Application Number: FY-25-8-ZC

Case Manager: Cheryl Maxwell

Location: 6250 and 6576 Pegasus Drive

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I ☐ agree ☒ disagree with this request

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

Comments:

Please see attached document

Signature

[Handwritten Signature]

Print Name

Jaime Gonzalez / Amy Gonzalez

(Optional)

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

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

Number of Notices Mailed: 24

Date Mailed: March 26, 2025

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To Whom It May Concern,

I am writing to express our disagreement with the proposed rezoning of 6250 and 6575 Pegasus Drive. We have several concerns that we believe need to be addressed before moving forward.

First, Moores Mill Road is already in disarray due to the construction of the outer loop. Previously, 18-wheelers used Moores Mill as a shortcut to Wendland Rd, which destroyed the asphalt. As communicated by Mrs. Walker, our city representative, there are no plans to repair Moores Mill. While changes are proposed for our area, the existing issues remain unaddressed.

Residents in the Moores Mill/Pegasus area often feel overlooked, as city departments classify this area as "rural." This classification results in less attention, leading to insufficient law enforcement presence. The addition of housing could increase the population and, consequently, the potential for crime, which raises concerns for our community's safety. Illegal dumping has also become a problem, with the city not maintaining the area as it would in more developed parts of town.

Regarding utilities, we currently rely on the Pendleton Water Department, and service disruptions have occurred for various reasons. We fear that the proposed rezoning will exacerbate these issues. Previous inquiries about receiving City of Temple water have been declined.

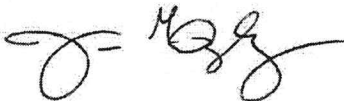
Moreover, the increase in traffic on Pegasus and Moores Mill roads is concerning. During the recent City Council meeting regarding case #FY-25-3-ZC for the office and warehouse on Pegasus, it was noted that there are no plans to repair these roads and we have been told in the past there are no plans to fix the issues on Moores Mill Rd. While rezoning is being discussed, the city's needs and concerns for our neighborhood seem to be overlooked.

Lastly, we cherish the wildlife in the area, and the proposed changes may displace these creatures, which is distressing, especially for our children.

In conclusion, we urge the City of Temple to address the concerns of our neighborhood. While rezoning meetings may seem like a formality, we hope the city will genuinely consider the voices of its citizens.

Thank you,

Jaime Gonzalez

A handwritten signature in black ink, appearing to read 'Jaime Gonzalez', with a stylized flourish at the end.





RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE

RECEIVED

March 26, 2025

APR 07 2025

Prop ID# 94525, 183472 & 350830
PORUBSKY, JUDY
1501 MOORES MILL RD
TEMPLE TX 76501

CITY OF TEMPLE
PLANNING & DEVELOPMENT

Zoning Application Number: FY-25-8-ZC

Case Manager: Cheryl Maxwell

Location: 6250 and 6576 Pegasus Drive

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:

Judy Porubsky
Signature

Judy Porubsky
Print Name

justmejudyp@gmail.com 254-760-5545 (Optional)
Provide email and/or phone number if you want Staff to contact you

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

Number of Notices Mailed: 24

Date Mailed: March 26, 2025

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

RECEIVED

March 26, 2025

APR 07 2025

**Prop ID# 241420
PITTS, LORINE BAUER
6588 PEGASUS DR
TEMPLE TX 76501**

**CITY OF TEMPLE
PLANNING & DEVELOPMENT**

Zoning Application Number: FY-25-8-ZC

Case Manager: Cheryl Maxwell

Location: 6250 and 6576 Pegasus Drive

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I ☐ agree ☒ disagree with this request

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

Comments:

Rezoning area would be too close to my home.

Lorine Bauer-Pitts
Signature

Lorine Bauer-Pitts
Print Name

254 228-3100 (Optional)
Provide email and/or phone number if you want Staff to contact you

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

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

RECEIVED

March 26, 2025

APR 07 2025

Prop ID# 240186 & 240187
SMITH, MARTHA NAOMI
6720 PEGASUS DR
TEMPLE TX 76501

CITY OF TEMPLE
PLANNING & DEVELOPMENT

Zoning Application Number: FY-25-8-ZC

Case Manager: Cheryl Maxwell

Location: 6250 and 6576 Pegasus Drive

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I () agree

(☒) disagree

with this request

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

Comments:

Noise? TRAFFIC? Ours is a country property. We own agricultural land with goats feeding on this land. Also a goat guard dog (pyrenees) that barks at unusual noises & unknown people. The soil conservation lake on the back of our property is used for fishing. One neighbor moved out there to get into the country to raise their 2 boys - etc.

Martha Naomi Smith

MARTHA NAOMI SMITH

Signature

Print Name

(Optional)

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

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

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