



COUNCIL AGENDA ITEM MEMORANDUM

DEPT./DIVISION SUBMISSION & REVIEW:

Brian Chandler, Director of Planning and Development
Kelly Atkinson, Assistant Director of Planning

ITEM DESCRIPTION: FIRST READING – PUBLIC HEARING – FY-24-2-AMND: Consider adopting an ordinance approving a City-Initiated amendment to the 2020 Comprehensive Plan future development category from Business Park to Residential and Neighborhood Services on 68 +/- acres, generally located near the northwest corner of Cedar Creek Road and Old Howard Road to include the Long View Estates Subdivision, addressed as 6000 Old Howard Road, 4170, 4318, 4324, 4332, 4340, 4346, 4356, 4394, 4404, 4412, 4422, 4430, 4434, 4440, 4448, and 4474 Cedar Creek Road, Temple, TX.

BACKGROUND: This item encompasses approximately 68 acres and accompanies a 16 acre annexation request and a 13 acre rezoning request, both located within the amendment case boundary. The areas currently in the city limits are zoned AG. Properties are assigned the Agricultural (AG) zoning district upon annexation and then the applicant typically submits a rezoning request to accommodate the proposed use. Duplex use is proposed for the 13 acres. The applicant has requested the rezoning of the 13 acres to proceed concurrently with the annexation request so they can determine if the rezoning is viewed favorably before they commit to the annexation.

In evaluating the rezoning request, it was noted that the proposed rezoning to Two-Family Dwelling (2F) was not consistent with the 2020 Comprehensive Plan Future Land Use (FLU) development category of Business Park, which considers residential use as inappropriate. Staff reviewed the existing uses in the area which includes farmland, undeveloped land, and single-family detached dwellings, most of which are located in the Long View Estates subdivision. Based on the existing uses and general future proposed master plans in this vicinity, residential use appears to be appropriate in this area. Therefore, a city-initiated comprehensive plan amendment is recommended to change the current FLU of Business Park to Residential & Neighborhood Services. The Residential and Neighborhood Services development category will support residential uses to include detached and attached single family developments including duplex, as well as neighborhood serving retail, personal service, and restaurant (no drive thru).

Neighborhood Planning District (NPD): Not within a Neighborhood Planning District.

Development Review Committee (DRC): The DRC reviewed the proposed amendment on August 19, 2024. No issues were identified by DRC staff.

Public Notice: Notice to owners of 37 properties within the amendment boundary and within 200-feet is not required. However, courtesy notices with information regarding the public hearing were sent to these property owners.

The newspaper printed the notice of the public hearing on August 22, 2024, in accordance with state law and local ordinance.

ALIGNMENT WITH ADOPTED PLANS:

| Plan | Comments |
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| Strategic Plan | The applicable Strategic Plan goals are: A city that supports well-managed growth and development to promote a thriving economy. |
| Comprehensive Plan | <p>Compliance to goals, objectives or maps of the Comprehensive Plan and Sidewalk and Trails Plan are summarized by the attached Comprehensive Plan Compliance table but further described below:</p> <p>Future Development Plan (CP Map 4.2) Chapter 4 of the 2020 Comprehensive Plan identifies this area as Business Park category. The Business Park future development category is intended for areas that will be developed to support various employment opportunities predominantly related to office, service, research and technology-related, light industrial, and warehousing uses in a campus-like environment. The Two-Family (2F) zoning district is not appropriate to implement the Business Park future development category. There are no appropriate residential uses in the Business Park future land use category. Therefore, the proposed 2F is not consistent with the 2020 Future Development Plan. Staff recommends a Comp Plan amendment from Business Park to Residential and Neighborhood Services to allow the proposed residential use.</p> <p>Thoroughfare Plan (CP Map 4.3) Old Howard Rd: Minor Arterial; Major Arterial along Outer Loop portion. Proposed realignment of Cedar Creek Road to connect to Old Howard Road shown as Future Major Arterial.</p> <p>Availability of Public Facilities (CP Goal 1) City water and sanitary sewer available along Old Howard Rd/Outer Loop.</p> |
| Trails Master Plan | Proposed Thoroughfare Connector Trail along Major Arterial; Proposed Neighborhood Connector along Minor Arterial. |
| Mobility Master Plan | No proposed CIP projects on Cedar Creek Rd. CIP project Outer Loop North Phase II is complete and provides median cut at Cedar Creek Road for circulation. |

STAFF RECOMMENDATION: Staff recommends approval of the amendment to the Comp Plan future land use from Business Park to Residential and Neighborhood Services.

BOARDS & COMMISSIONS RECOMMENDATION: On September 3, 2024 the Planning and Zoning Commission met and reviewed this item and recommended approval by a vote of 7 to 0.

FISCAL IMPACT: No fiscal impacts have been identified by the approval of this comprehensive plan amendment.

ATTACHMENTS:

Ordinance

Maps