



PLANNING AND ZONING COMMISSION

AGENDA ITEM MEMORANDUM

APPLICANT / DEVELOPMENT: All County Surveying, Inc. (HRFSJI-V2, LLC)

CASE MANAGER: Shelby Smith, Planner

ITEM DESCRIPTION: FY-24-27-PLT: Consider and take action on the Homerock Twins Addition Final Plat, a 0.3217+/- acre, 4 lots, 1 block, residential subdivision, being a replat of lots 1 and 3, block 22 Tal-Coe Place, located in the Bell County, Texas, addressed at 1301 South 25th Street.

BACKGROUND: The applicant, All County Surveying, Inc. on behalf of the property owner, HRFSJI-V2, LLC, requests final plat approval for 4-lots for new development.

Since this is a residential replat, a notification will be sent to property owners within 10 days after the Planning and Zoning Commission meeting.

The property is zoned TMED/T4.

Further, while a 4-lot plat is typically approved administratively, due to an increase in the density of lots categorizing the plat as a replat, the plat is required to be reviewed by the Planning & Zoning Commission. The additional lots are referenced on the plat as 4-lot, 1 block on the plat reflecting 0.3217 acres.

Water is available from an 8-inch water line in alignment with West Avenue M and a 2-inch water line to the east side of the property in alignment with S 25th Street. Wastewater is available from an existing 6-inch sewer line within the alignment of S 25th Street on the east side of the property.

Park Fees: The development of this property is residential in nature, park fees are required for \$225 per new dwelling unit.

The Development Review Committee (DRC): The DRC reviewed the Homerock Twins Addition on April 22, 2024. It was deemed administratively complete/ filed on July 25, 2024 with the condition that

the following will be addressed before plat recordation.

1. Legal- the remaining Legal comment will be addressed before plat recordation related to the authority to sign.

Since no exceptions to the UDC are requested or requested by the developer, the Planning and Zoning Commission is the final authority for the final plat of Homerock Twins Addition.

ALIGNMENT WITH ADOPTED PLANS:

Plan	Comments
Strategic Plan	The applicable Strategic Plan goals are: (1) An efficient, transparent, and accountable government; and (2) Neighborhoods where people love to live.
Comprehensive Plan	The property is located within the Temple Medical and Education District (TMED) Future Development category, which is intended to capitalize on a unique, regionally-serving area of Temple by providing emphasis on healthcare and supporting uses. The City of Temple is joined in partnership with public and private entities to further educational and medical opportunities of Baylor, Scott and White Memorial Hospital, the Office of Veteran’s Affairs Medical Facilities, the Texas A&M Health Science Center, Temple College, and the Bio-Science District to advance the redevelopment of surrounding commercial and residential neighborhoods.
Mobility Master Plan	Driveway access will be from the alley on the east. Sidewalks along Avenue M will be created to match the existing sidewalks along S 25th Street.
Neighborhood Planning District	TMED NPD - College Place - Avenue M and 25th Street is an active street that supports high density residential growth such as townhomes, multi-story apartments or condos in a mixed-use setting.

STAFF RECOMMENDATION: Staff recommends approval of the final plat of Homerock Twins Addition.

FISCAL IMPACT: No fiscal impacts have been identified by the approval of this final plat.

ATTACHMENTS:

Location & Aerial Maps

Final Plat

Utility Plan