



COUNCIL AGENDA ITEM MEMORANDUM

DEPT./DIVISION SUBMISSION & REVIEW:

Brian Chandler, Director of Planning and Development
Kelly Atkinson, Assistant Director of Planning
Jason Deckman, Senior Planner

ITEM DESCRIPTION: FIRST READING – PUBLIC HEARING – FY-24-29-ZC: Consider adopting an ordinance approving a Conditional Use Permit (CUP) to allow a recreational vehicle (RV) park on approximately 30.9 acres of a 74.3 +/- acre property, located in the Maximo Moreno Survey, Abstract No. 14, in the City of Temple, TX, addressed as 16801 and 16803 NE H.K. Dodgen Loop.

BACKGROUND: The applicant is proposing to develop approximately 30.9 +/- acres of this property for a recreational vehicle park. RV parks are regulated under Chapter 31 of the City Code of Ordinances. The chapter is attached to this report for reference. Currently, the property is undeveloped and zoned Agricultural, and the site is set back from the NE HK Dodgen Loop (Loop 363), along Elm Creek. As shown on the attached Site Plan, the proposed park would offer 150 pad sites for different classes of vehicles – either towed trailers or drivable models. Chapter 31 limits density to 7 RV spaces per acre of gross site area; since the applicants are proposing 150 site pads on approximately 30.9 acres subject to the CUP for the RV park, a density of 4.85 spaces per acre would result, which is well below the density limit in the Code. The engineers propose that the project would be built out in two phases of 75 units each. The site plan shows a new segment of Middle Road to be constructed with this project, that would provide access to NE HK Dodgen Loop (State Loop 363). This would implement a proposed Community Collector alignment shown on the Thoroughfare Plan. Other access for both traffic flow and public safety may come from a street stub shown as Drive H on the site plan, that would provide a side entrance if and when the adjacent property is developed. A subdivision plat will be required.

Chapter 31 prohibits permanent occupancy, and guests will be limited to stays of no more than six months. The code requires certain onsite amenities for the guests based on the overall density of the park. 150 proposed RV pads will require 15 showers, 15 bathrooms, and 15 washers and dryers. These facilities will be provided in the clubhouse building shown on the site plan. A detailed floor plan will be reviewed with other building permits. On-site parking is distributed through the site and is shown by insets on the Site Plan. Other amenities include a swimming pool, playground, outdoor games, and a dog park, with interconnecting walking paths throughout the site.

Surrounding properties: The surrounding properties are primarily homes on acreage and large agricultural fields.

Development Regulations: DRC reviewed this request on July 3rd. While no objections were noted, concerns were stated regarding development adjacent to the floodplain. A portion of this development is located along Elm Creek and may be located in the FEMA floodplain. The site plan shows areas designated for future detention. The City Engineer will evaluate drainage and development adjacent to the floodplain during review of the subdivision plats and building permits. A significant water main extension will be required to serve the proposed park. Feasibility based on cost and distance will be finalized during the subdivision process with review of the civil infrastructure plans. Wastewater will be managed by an on-site septic system subject to approval by the Bell County Health Department during the subdivision review. Refuse containers are shown on the site plan and will comply with Public Works standards for the enclosure and access by solid waste vehicles.

The new street, Middle Road, will be constructed as a Community Collector, consisting of 55 feet of right-of-way and 36 feet of pavement with curb and gutter, that will comply with the Thoroughfare Plan. A condition will require a 6-foot sidewalk to be constructed on one side of the street, and specific alignment to be confirmed during subdivision plat review Per the Subdivision Entrance Standards, with 150 dwellings, an alternate design is required. A 41 ft back-of-curb entry with striped turn lanes is shown on the site plan where Drive E intersects Middle Road. TxDOT has stated that a Traffic Impact Analysis will be required for the Middle Road connection onto Loop 363.

PUBLIC NOTICE: As required by State law and City Ordinance, notice of the public hearing was sent to owners of five (5) properties inside the city limits located within 200 feet of the subject property. Additionally, three (3) courtesy notices were sent to adjacent properties in the Extraterritorial Jurisdiction (ETJ). As of Tuesday, July 9th, zero responses have been returned. Staff will provide an update during the City Council meeting as needed. The newspaper printed the notice of the public hearing on July 4th, in accordance with state law and local ordinance.

ALIGNMENT WITH ADOPTED PLANS:

Plan	Comments
Strategic Plan	This action supports the goal of “A city that supports well-managed growth and development to promote a thriving economy.”
Comprehensive Plan	<p>Future Development Plan - The subject property is shown as Employment Mixed Use, which is intended for regionally serving mixed-use areas, including light industrial, office, retail, service, or residential uses. This designation may support large single tenant buildings, but is different from a Business Park in that the intent is to support a mixture of uses. The proposed RV park would be located a distance away from Loop 363, meaning the lots fronting on the state highway could be developed for commercial employment activities.</p> <p>Thoroughfare Plan - The Thoroughfare Plan shows a proposed Community Collector crossing the subject property. The alignment of the new section of Middle</p>

Plan	Comments
	Road shown on the site plan would require a realignment of this collector, and staff supports this amendment to the Thoroughfare Plan.
Mobility Master Plan	1. RV parks are comparatively low-traffic generators. At full occupancy, 150 occupied sites are estimated to generate 61 trips during the afternoon peak hour, according to ITE Land Use Code 416, 'Campground / Recreational Vehicle Park'. 2. Minimum 6-foot sidewalk to be required on Middle Road. 3. TxDOT stated a Traffic Impact Analysis will be required.
Neighborhood Plans	This project is not located within a Neighborhood Planning District

STAFF RECOMMENDATION: Staff recommends approval of the requested Conditional Use Permit (CUP) to allow a recreational vehicle (RV) park on 30.9 +/- acres, with a site plan shown as Exhibit A, and subject to the following conditions:

1. Requiring compliance with the Code of Ordinances, Chapter 31 - Recreational Vehicle Parks.
2. Requiring compliance with the Site Plan attached to this ordinance as Exhibit A.
3. Requiring approval of a subdivision plat, including but not limited to review of on-site septic designs, drainage and detention plans, traffic circulation, and applicable fire code.
4. Requiring a note to be added to the subdivision plat referencing this ordinance.
5. Requiring construction of an alternate design (minimum 41 feet at back-of-curb) for the connection to Middle Road shown as Drive E on the Site Plan, per the Subdivision Entrance Standards.
6. Requiring a minimum six-foot sidewalk along one side of Middle Road.
7. Requiring a floor plan for the clubhouse showing compliance with Chapter 31 to be submitted with the building permits.
8. Minor variations to the site plan required due to topography, drainage, or other factors may be approved by the Director of Planning and Development during review of building permits.
9. Significant modifications to the site plan will be subject to review and approval by the Planning & Zoning Commission and City Council.

BOARDS & COMMISSIONS RECOMMENDATION: On July 15th, 2024, the Planning & Zoning Commission recommended approval by a vote of 7 to 0, with the added condition requiring a six-foot fence around the RV park and an eight-foot perimeter fence around the septic and drainage areas.

FISCAL IMPACT: Not applicable

ATTACHMENTS:

Ordinance
Site Plan – Exhibit A
CUP Boundary – Exhibit B
Chapter 31 – Recreational Vehicle Parks
Case maps
Traffic estimation

Site Photos
Returned Property Notices (as needed)