




Zoning Case

AERIAL MAP

FY-24-36-ZC

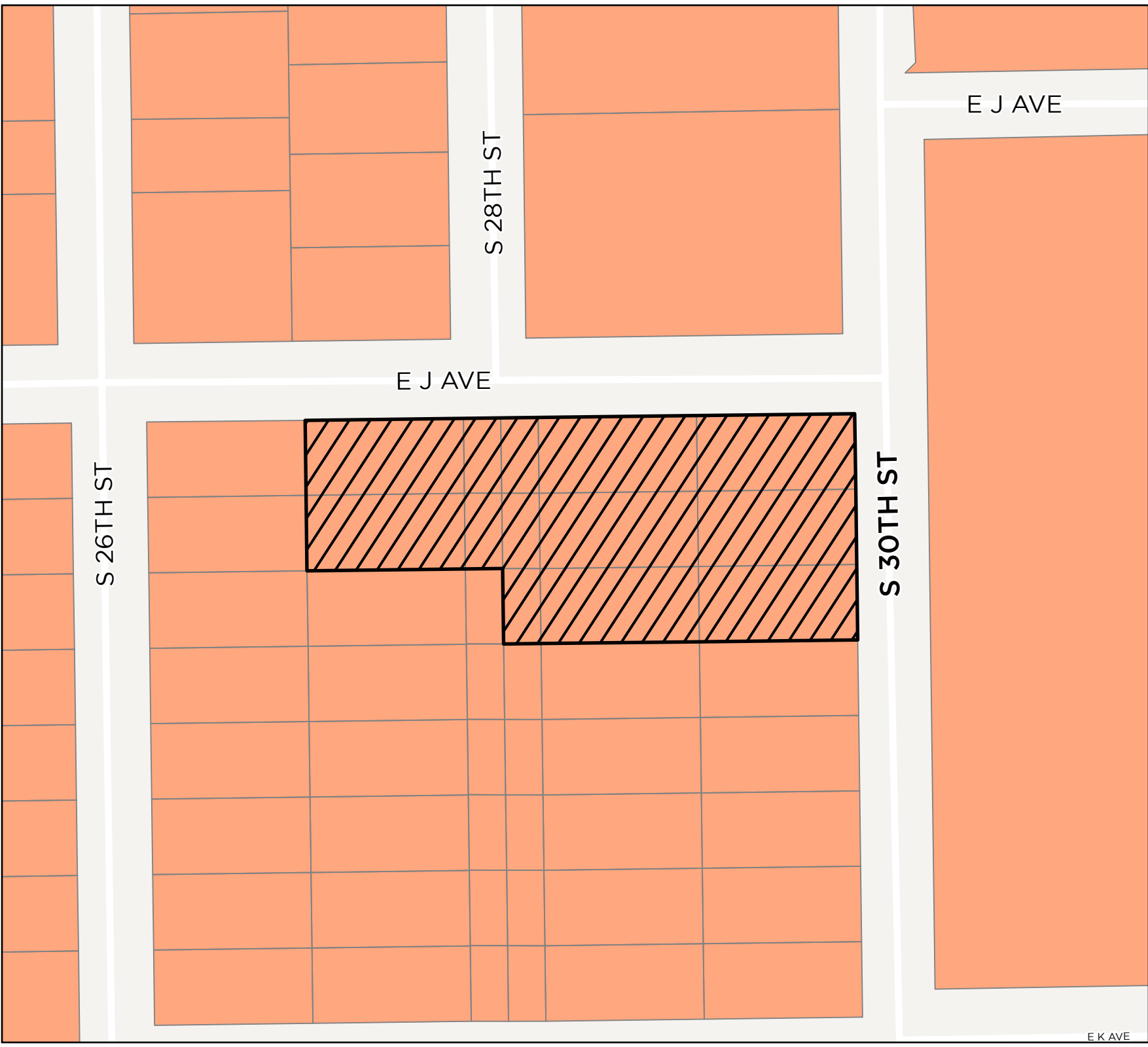
 Case Area



GIS products are for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. They do not represent an on-the-ground survey and represent only the approximate relative location of property boundaries and other features.

Date: 8/8/2024





Zoning Case

**FUTURE LAND
USE PLAN MAP**

FY-24-36-ZC

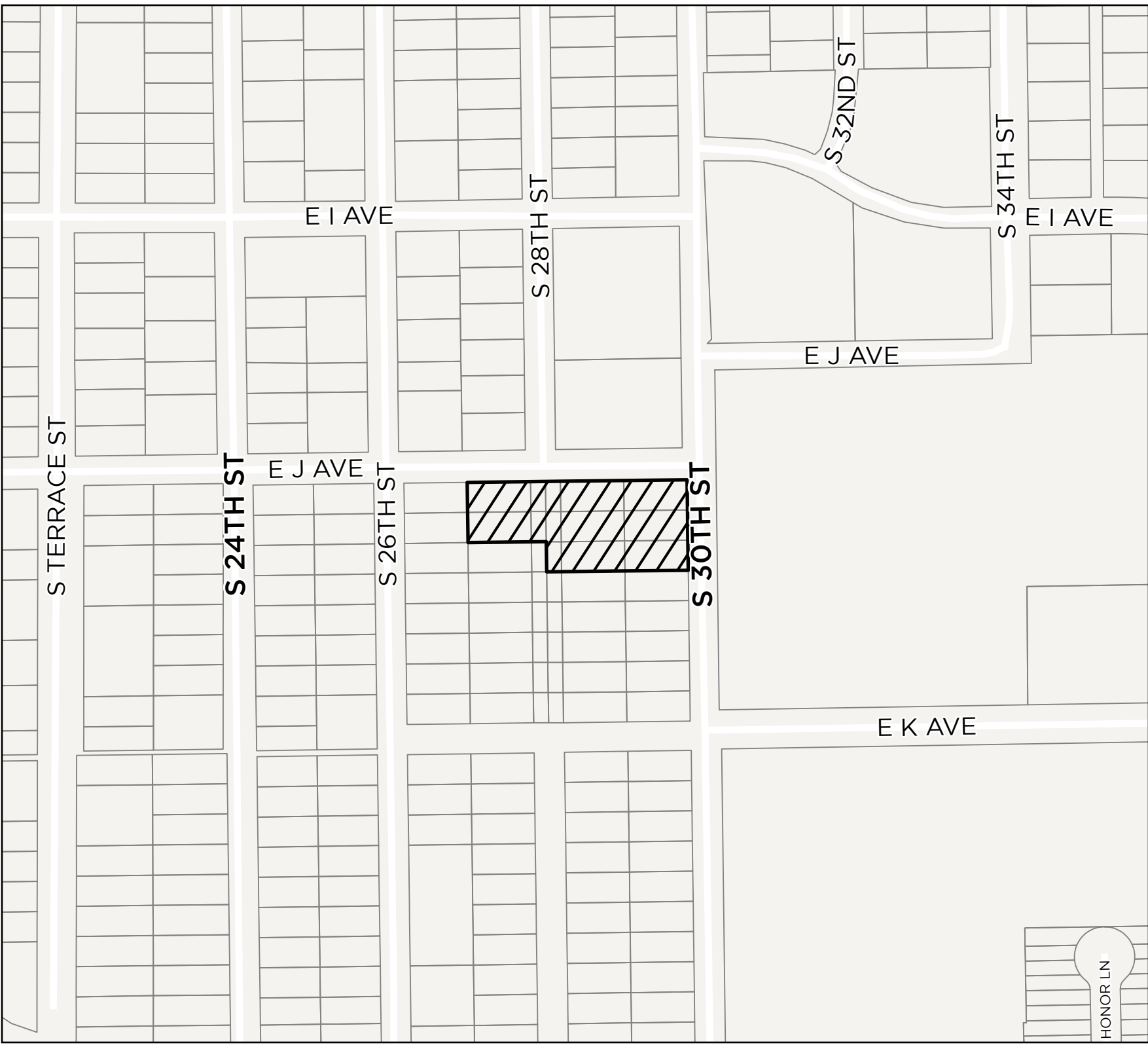
-  Case Area
-  Business Park
-  Corridor Mixed-Use
-  Downtown Core
-  Downtown Transition
-  Employment Mixed-Use
-  Industrial
-  Parks and Open Space
-  Residential and Neighborhood
-  Regional Commercial
-  Rural - Estate
-  Temple Medical & Education District
-  Urban Residential
-  MUAC
-  Temple Municipal Boundary



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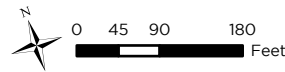


Zoning Case

LOCATION MAP

FY-24-36-ZC

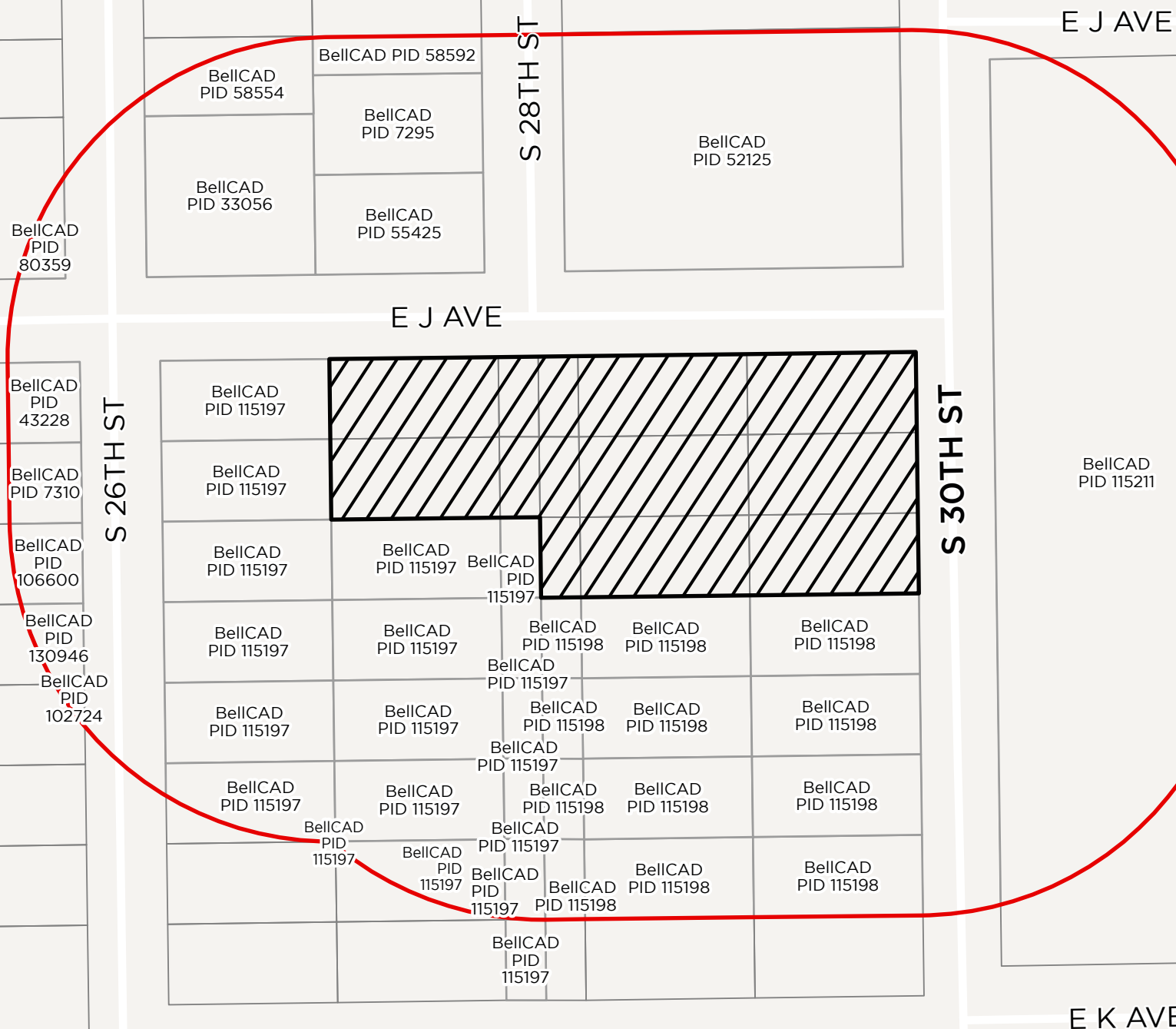
-  Case Area
-  Municipal Boundary

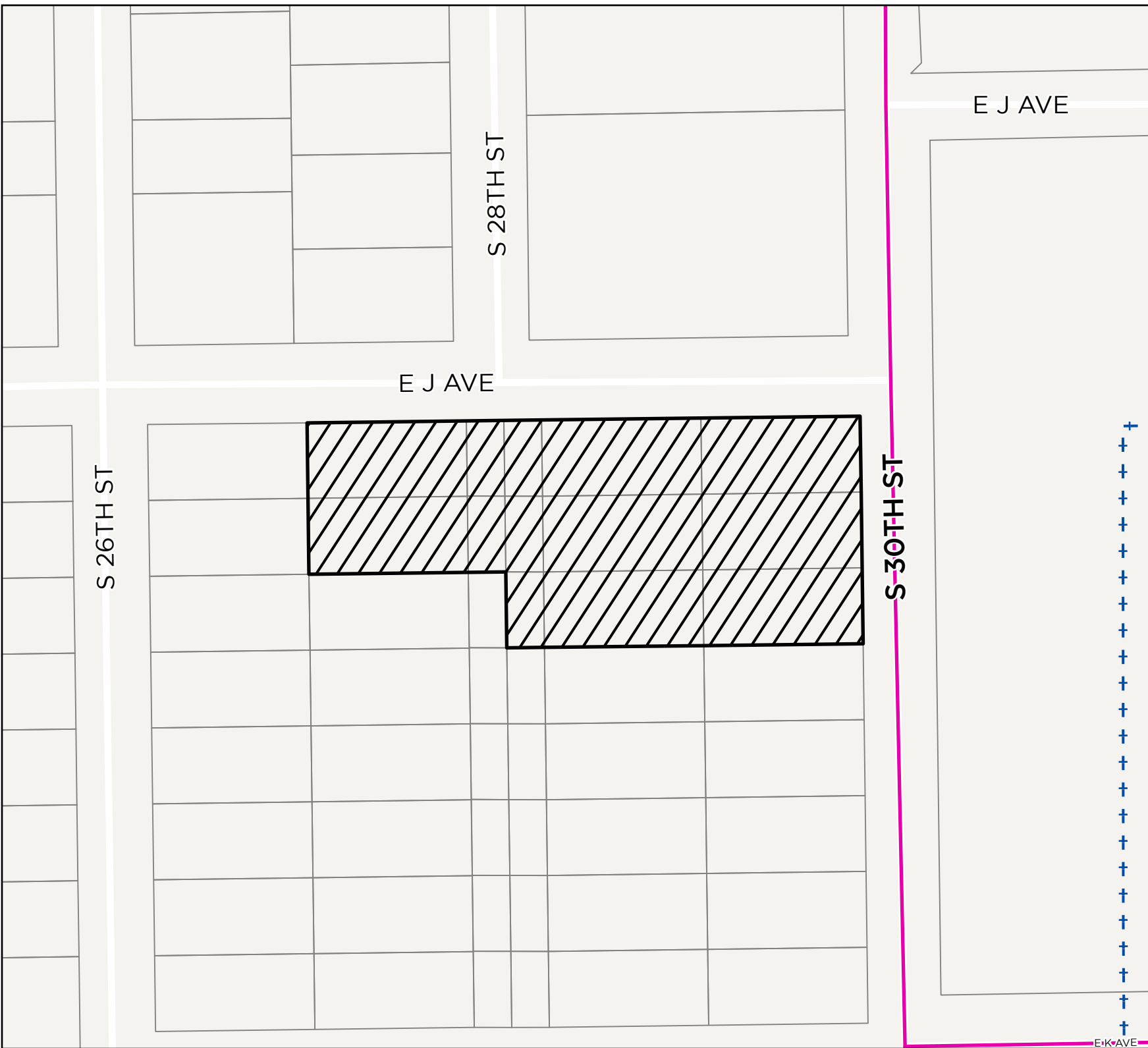


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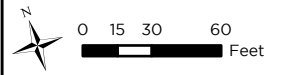


Zoning Case

THOROUGHFARE AND TRAILS PLAN MAP

FY-24-36-ZC

- Case Area
- Municipal Boundary
- Thoroughfare Plan**
 - Highway
 - Major Arterial
 - Future Major Arterial
 - Minor Arterial
 - Future Minor Arterial
 - Community Collector
 - Future Community Collector
 - Neighborhood Collector
 - Future Neighborhood Collector
- Trails Master Plan**
 - Existing Thoroughfare Connector Trail
 - Proposed Thoroughfare Connector Trail
 - Existing Neighborhood Connector Trail
 - Proposed Neighborhood Connector Trail
 - Existing Greenway Trail
 - Proposed Greenway Trail
 - Existing In-Park Trail



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


Date: 8/8/2024

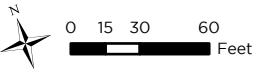


Zoning Case

UTILITY MAP

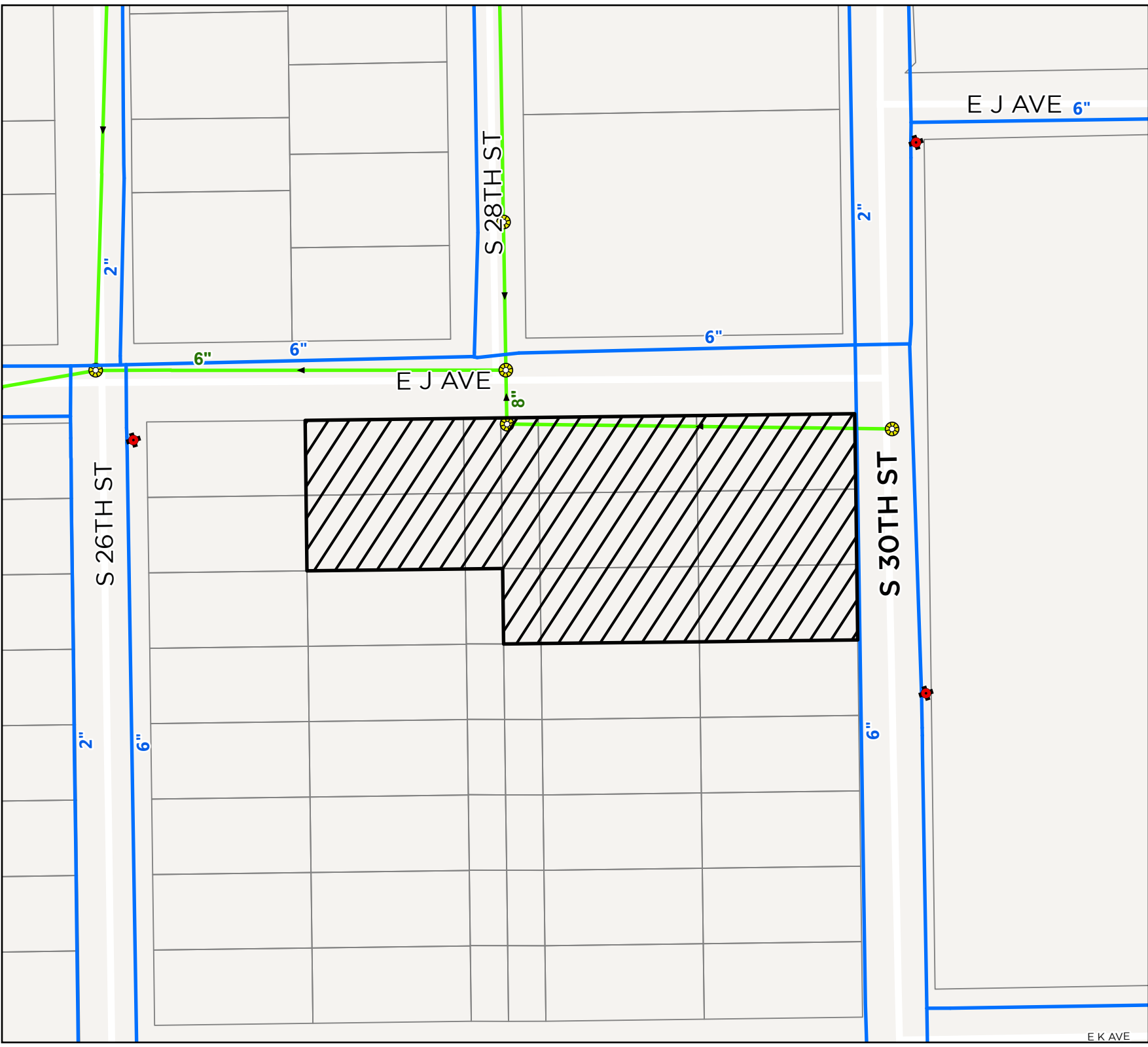
FY-24-36-ZC

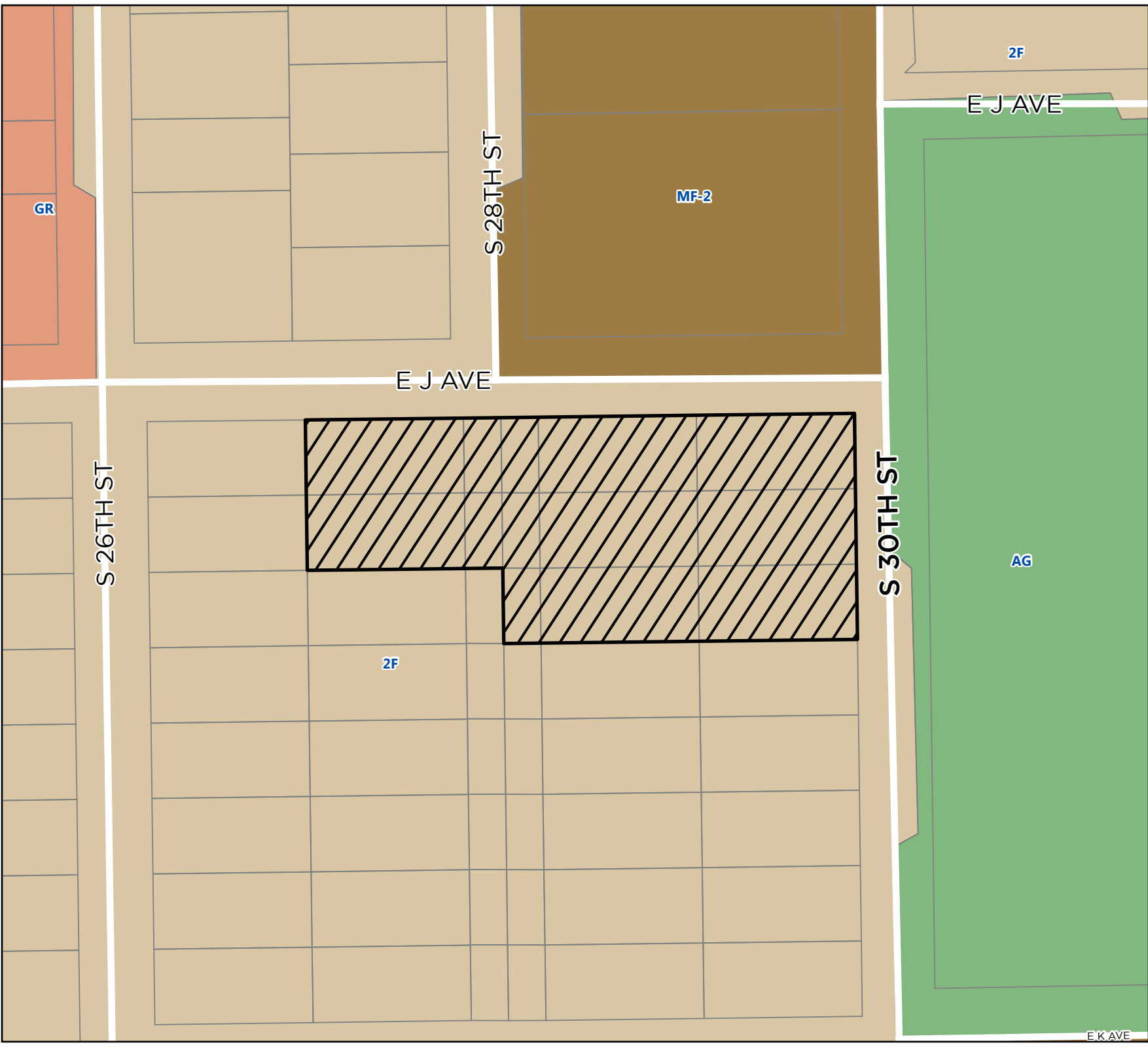
-  Case Area
- UTILITIES**
-  Fire Hydrant
 -  Potable Water
 -  Sanitary Manhole
 -  Sanitary Gravity Main
 -  Stormwater Inlet
 -  Culvert
 -  Open Drain
 -  Stormwater Gravity Main
 -  Detention Pond
- FEMA FLOOD ZONE**
-  ACF - 0.2% annual chance flood hazard
 -  A - 1% or greater annual chance flood hazard
 -  AE - 1% annual chance flood hazard



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ZONING MAP

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Case Area

CURRENT ZONING

	PD & CUP		2F		C
	PD		MF-1		LI
	CUP		MF-2		HI
	AG		MF-3		SD-C
	UE		MH		SD-H
	SF-1		MU		SD-T
	SF-2		O-1		SD-V
	SF-3		O-2		T4
	SFA		NS		T5-C
	SFA-2		GR		T5-E
	SFA-3		CA		T-SOUTH

ZONING OVERLAY DISTRICTS

- 1ST & 3RD STREET DISTRICT
- I-35 RETAIL DISTRICT
- I-35 INDUSTRIAL DISTRICT
- I-35 GATEWAY DISTRICT
- AFRICAN AMERICAN CHURCHES HISTORIC DISTRICT
- CENTRAL AVENUE CORRIDOR
- HISTORIC DISTRICT
- TMED SOUTH
- TMED SD-T
- TMED SD-C
- TMED SD-V
- TMED SD-H
- TMED T5-E

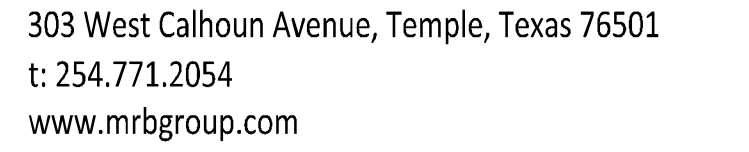
N

0 15 30 60 Feet

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TEXAS LICENSE NO. 145330
ON 6-24-2024 .
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OR PERMIT PURPOSES.

REVISIONS:			
NUMBER	DATE	ISSUED BY	DESCRIPTION

1515 EAST J AVE.

DRAWING TITLE:

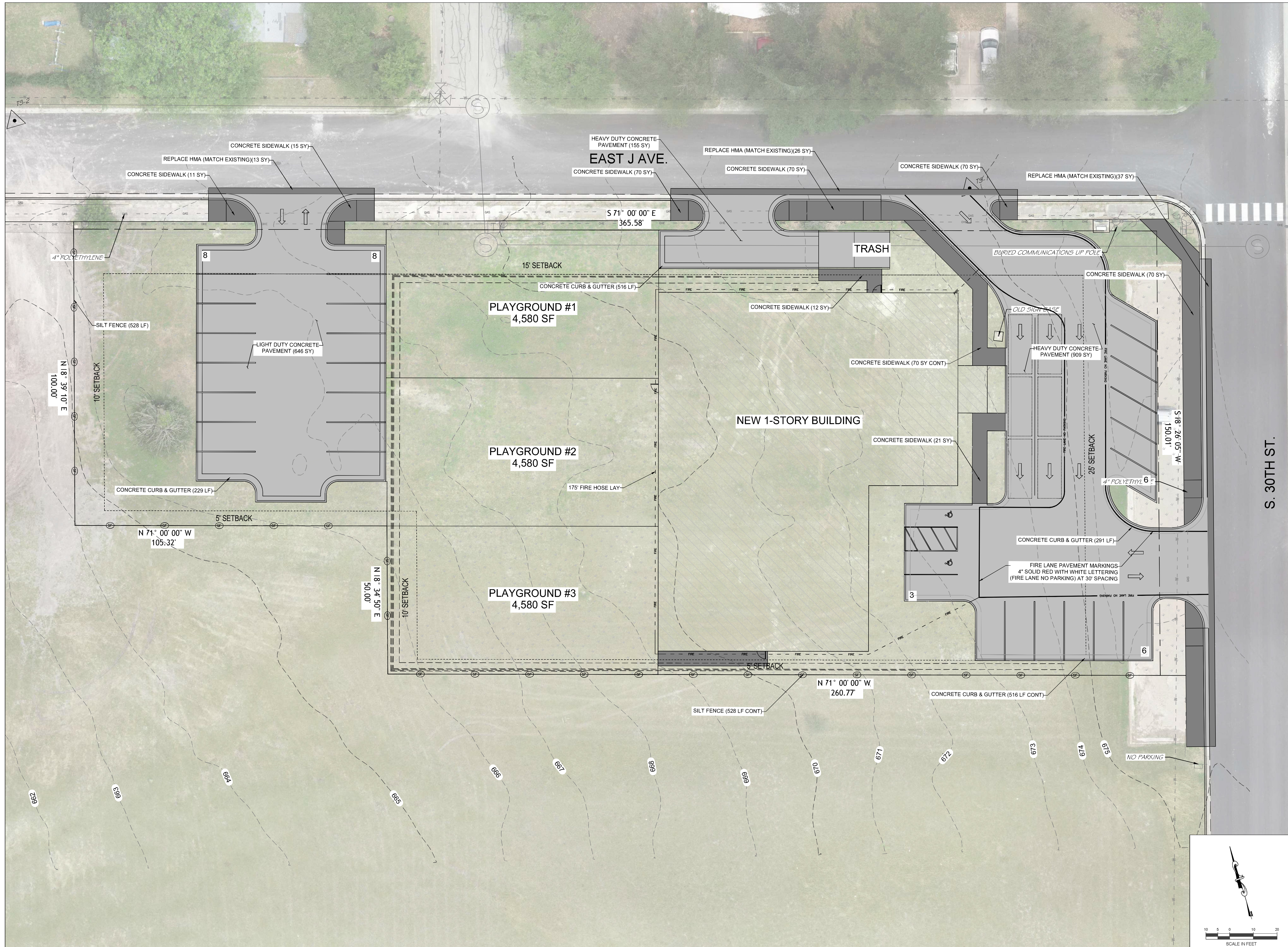
CIVIL SITE PLAN

PROJECT NO.
2929.24001

PROJECT DATE:
JULY 29 ,2024

NOTICE:
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C-101



Property to the East (Meridith-Dunbar Early Childhood Academy)



Property to the East (Meridith-Dunbar Early Childhood Academy)



Property to the North (The Housing Authority)



The northern edge of the property along Avenue J

The eastern boundary of the property



The subject property





Tables

Generalized Permitted & Conditional Uses Table – Office-1

Use Type	Office 1 (O-1)
Agricultural Uses	Farm, Ranch or Orchard
Residential Uses	Single Family Detached & Attached Only Industrialized Housing Townhouse Duplex Family /Group Home (CUP)
Retail & Service Uses	Bank or Savings & Loan Kiosk Studio: decorator, artist, photographer, music, dance, drama Travel Agency Veterinary Office (No animal hospital) Credit Access Business
Office Uses	Offices
Commercial Uses	None
Industrial Uses	Temporary Asphalt & Concrete Batching Plat (CUP)
Recreational Uses	Day Camp for Children (CUP) Park or Playground Playfield or Stadium (CUP)
Educational & Institutional Uses	Pre-School Art Gallery or Museum (CUP) Cemetery (CUP) Child Care (Family or Group Only) Place of Worship
Vehicle Service Uses	None
Restaurant Uses	None
Overnight Accommodations	None
Transportation Uses	Helistop (CUP) Emergency Vehicle Servicing (CUP) Commercial Lot or Structure for Commercial Autos

Surrounding Property Uses

	<u>Surrounding Property & Uses</u>		
<u>Direction</u>	<u>Future Development Plan</u>	<u>Zoning</u>	<u>Current Land Use</u>
Site	Urban Residential	2F	Vacant Parcel
North	Urban Residential	MF-2	Multi-Family Residential Uses (The Housing Authority)
South	Urban Residential	2F	Vacant Parcel
East	Urban Residential	AG	Elementary School (Meridith-Dunbar Early Childhood Academy)
West	Urban Residential	2F	1 Duplex and vacant parcels

Comprehensive Plan Compliance

Document	Map, Focus Area or Goal	Compliance?
CP	Future Development Plan (Map 4.2)	YES
CP	Thoroughfare Plan (Map 4.3)	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
MMP	Mobility Master Plan	YES
NPD	Neighborhood Planning District	YES
CP = Comprehensive Plan STP = Sidewalk and Trails Plan MMP = Mobility Master Plan NPD = Neighborhood Planning District		

Dimensional Standards

	<u>Proposed</u> <u>(O-1)</u> <u>Non-Res</u>
Minimum Lot Size	N/A
Minimum Lot Width	N/A
Minimum Lot Depth	N/A
Front Setback	25 Feet
Side Setback	5 Feet
Side Setback (corner)	15 Feet
Rear Setback	❖ 10 Feet
Max Building Height	3 Stories

- ❖ 10' rear setback (Non-residential use abuts a residential zoning district or use - UDC Section 4.4.4.F3)

General provisions for buffering and screening for non-residential uses adjacent to residential uses are found in UDC Section 7.7, highlighted provisions include but not limited to:

- * Landscaping or solid fencing from 6 to 8 feet in height (UDC Section 7.7.4),
- * Refuse containers located in the side or rear of the property (UDC Section 7.7.6), and
- * Screened outdoor storage (UDC Section 7.7.8.B1).