


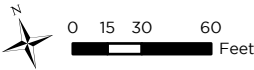


Zoning Case

**AERIAL MAP**

FY-24-36-ZC

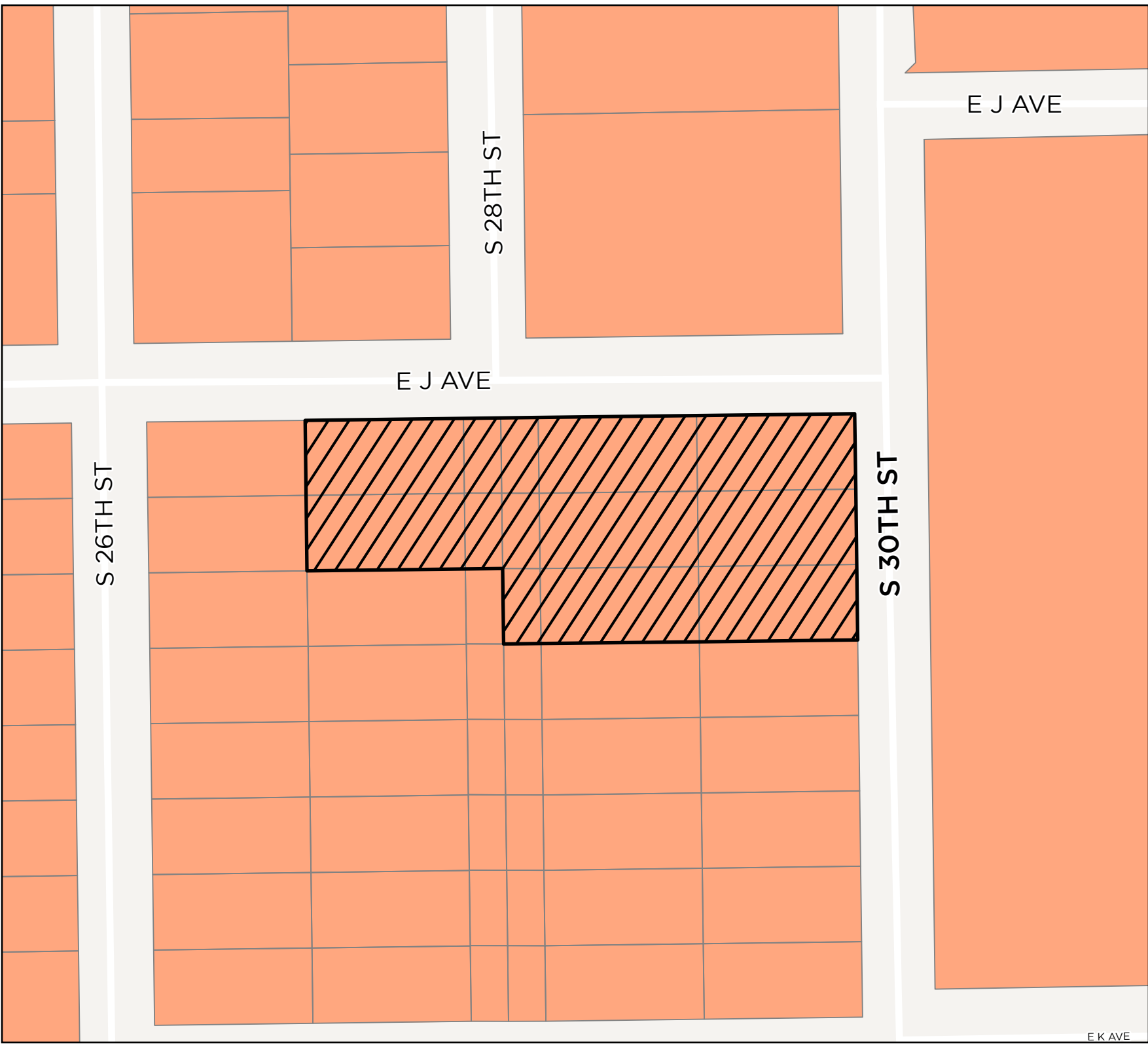
 Case Area



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Date: 8/8/2024



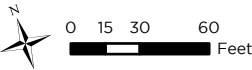


Zoning Case

**FUTURE LAND  
USE PLAN MAP**

FY-24-36-ZC

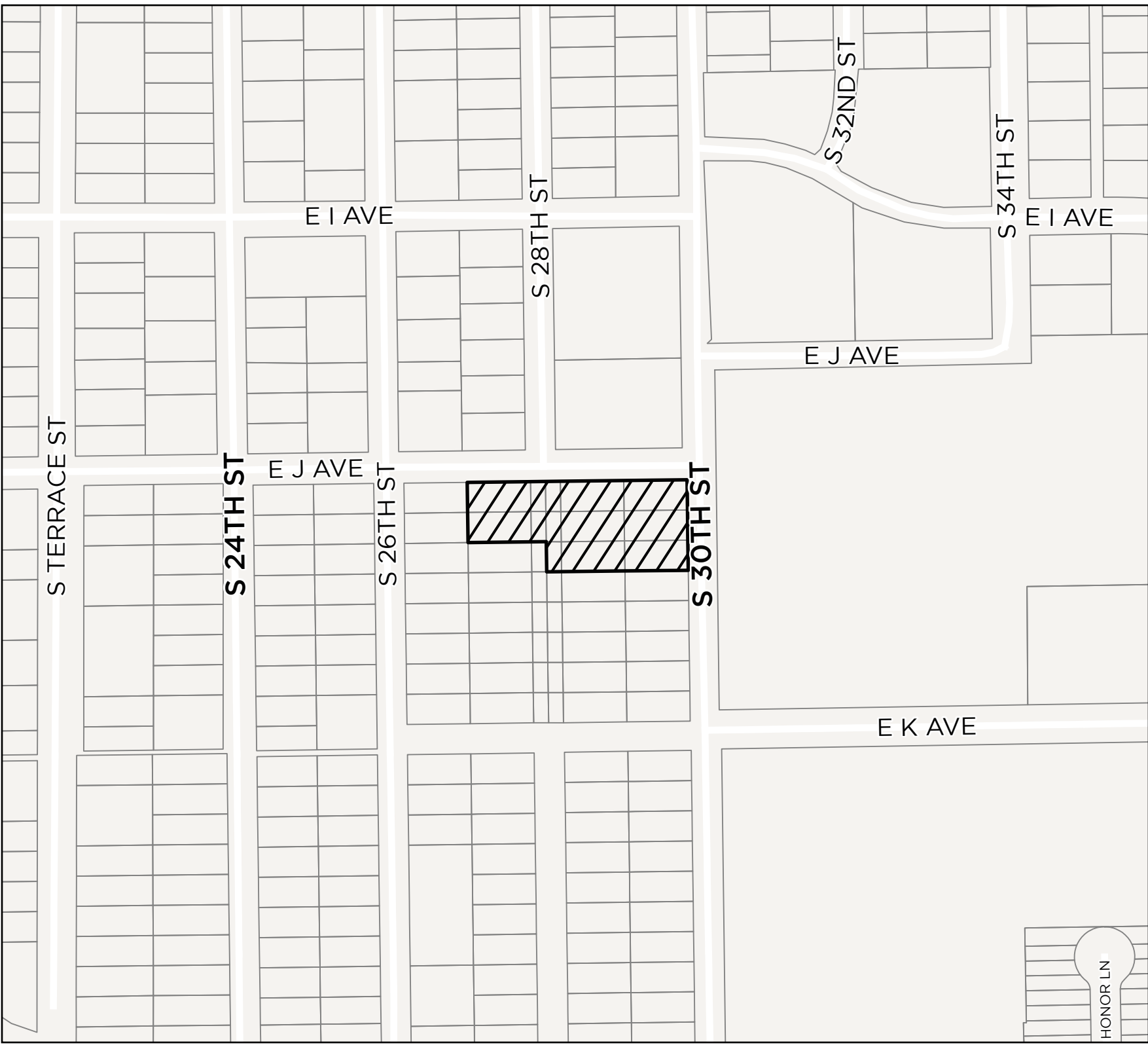
-  Case Area
-  Business Park
-  Corridor Mixed-Use
-  Downtown Core
-  Downtown Transition
-  Employment Mixed-Use
-  Industrial
-  Parks and Open Space
-  Residential and Neighborhood
-  Regional Commercial
-  Rural - Estate
-  Temple Medical & Education District
-  Urban Residential
-  MUAC
-  Temple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



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Zoning Case

**LOCATION MAP**

FY-24-36-ZC

 Case Area


 Municipal Boundary



04590180  
Feet

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Date: 8/8/2024






CITY OF  
**TEMPLE**

Zoning Case

**NOTIFICATION  
BUFFER MAP**

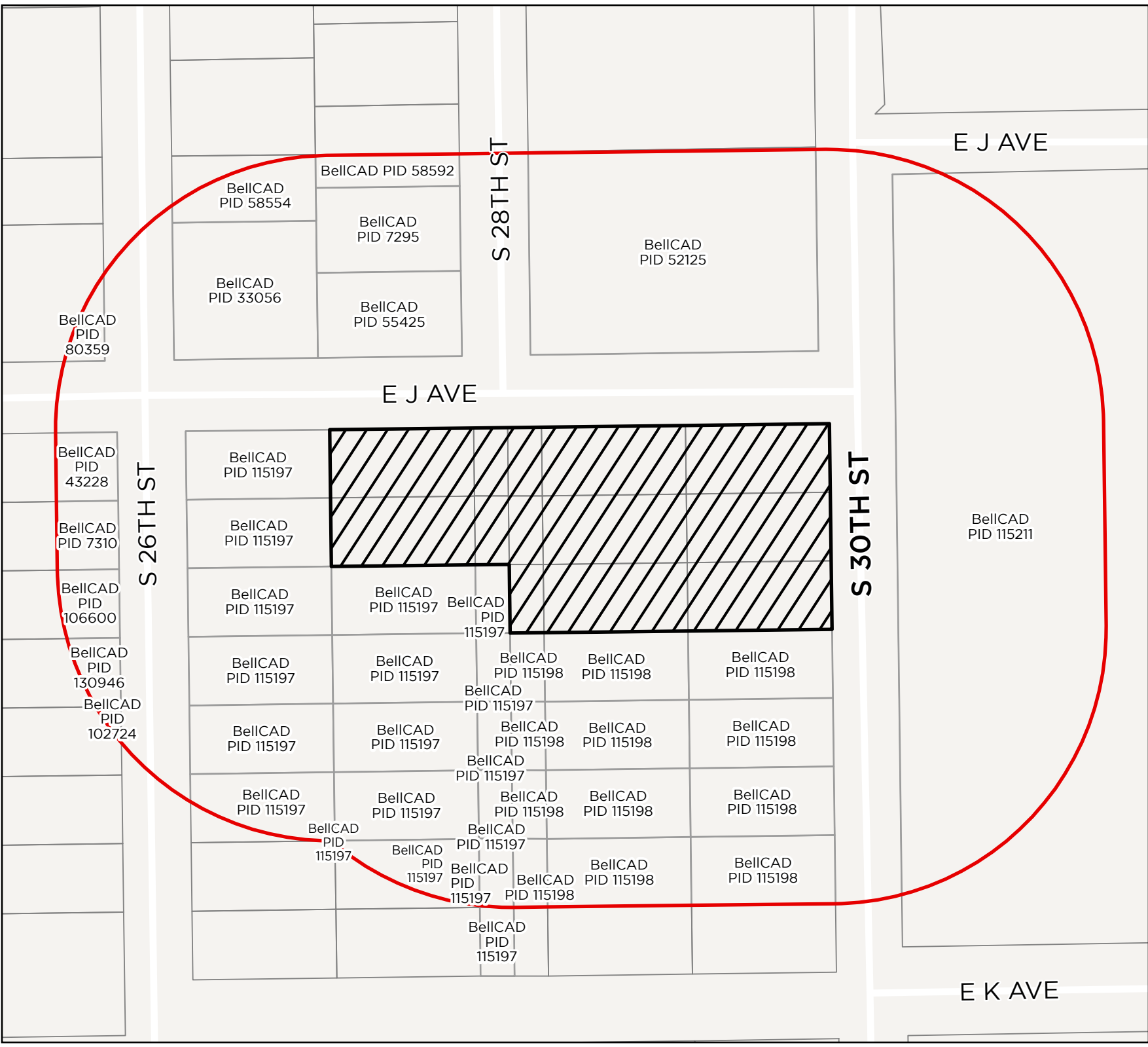
FY-24-36-ZC

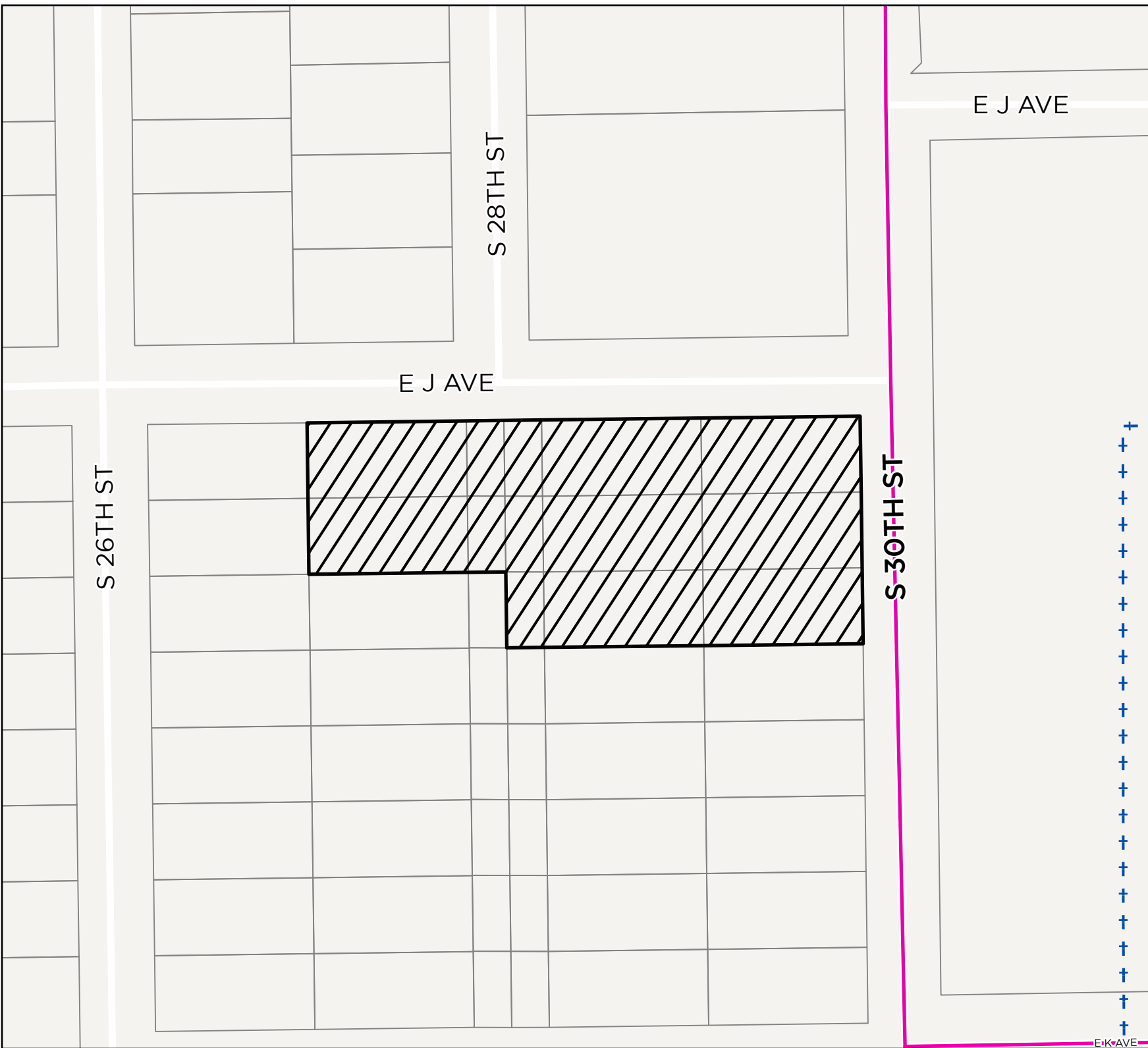
-  Case Area
-  Notification Area
-  Temple Municipal Boundary



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Date: 8/8/2024





# 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

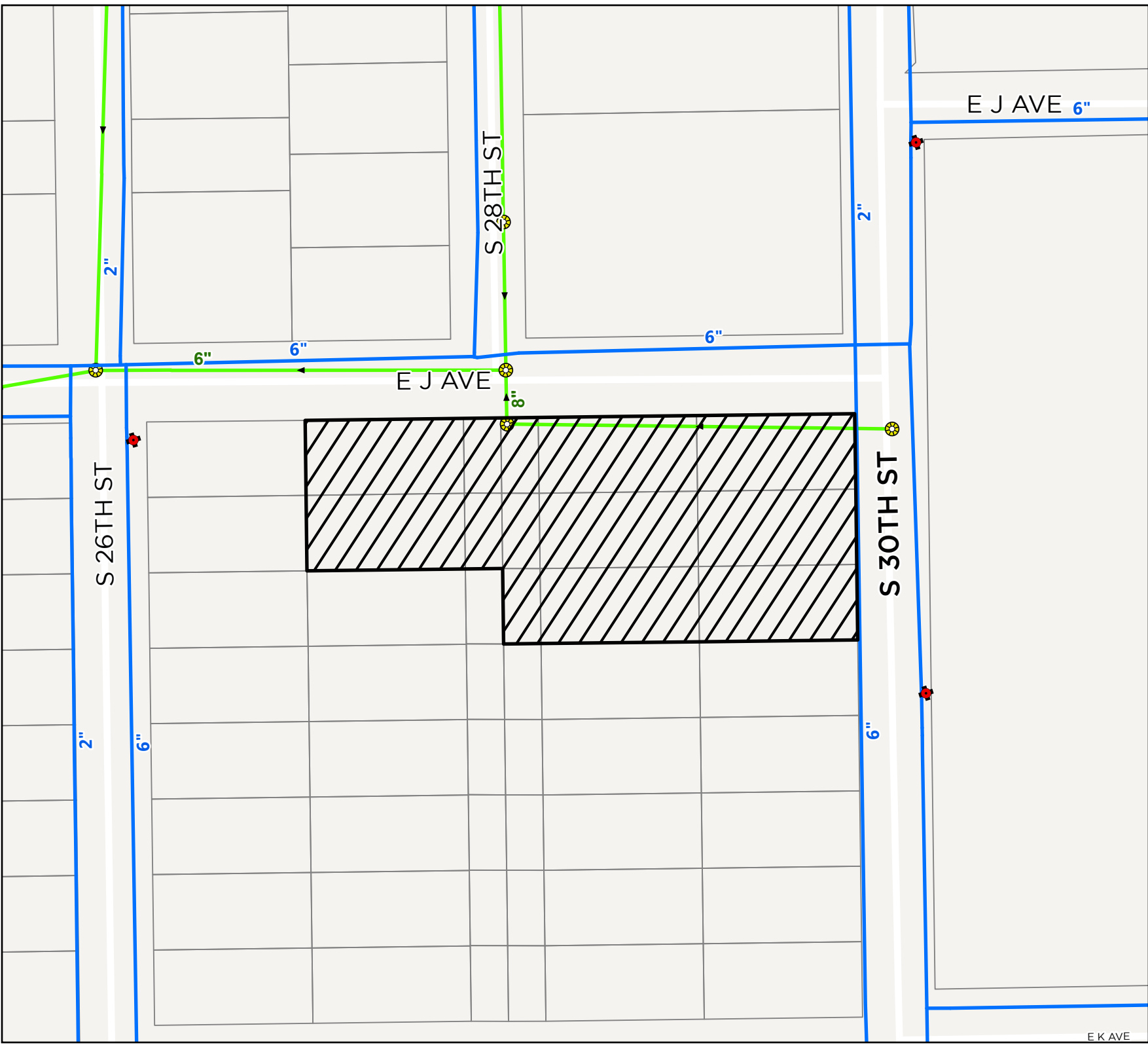
FY-24-36-ZC

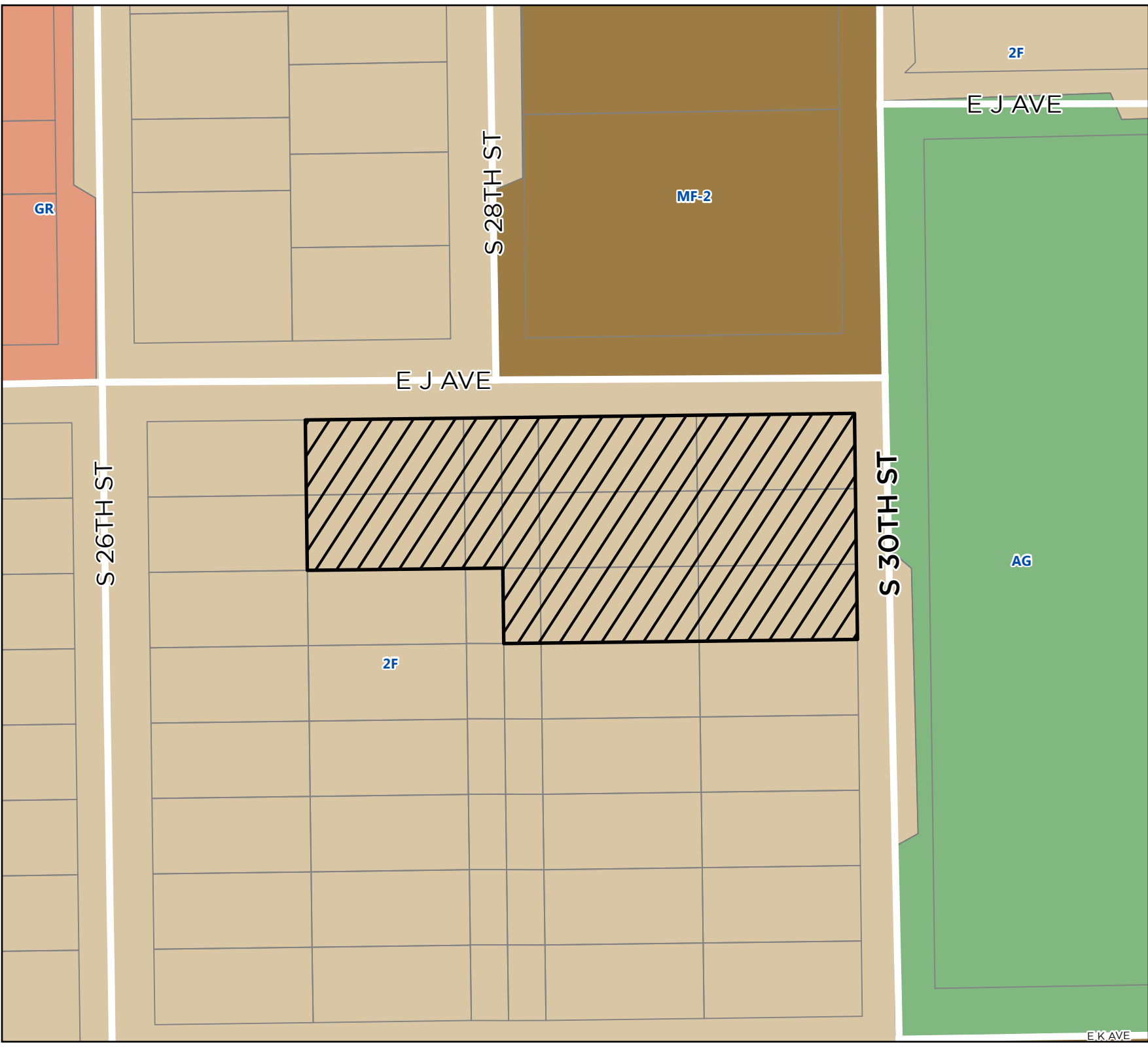
-  Case Area
- UTILITIES**
-  Fire Hydrant
  -  Potable Water
  -  Sanitary Manhole
  -  Sanitary Gravity Main
  -  Stormwater Inlet
  -  Culvert
  -  Open Drain
  -  Stormwater Gravity Main
  -  Detention Pond
- FEMA FLOOD ZONE**
-  ACF - 0.2% annual chance flood hazard
  -  A - 1% or greater annual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



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

Zoning Case

ZONING MAP














FY-24-36-ZC

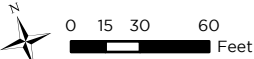
 Case Area

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



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Date: 8/8/2024



PRELIMINARY  
NOT FOR  
CONSTRUCTION

THIS DOCUMENT IS RELEASED  
FOR THE PURPOSE OF  
INTERIM REVIEW UNDER THE  
AUTHORITY OF:  
ARMAND HUNT, P.E.  
TEXAS LICENSE NO. 145330  
ON 6-24-2024 .  
IT IS NOT TO BE USED  
FOR CONSTRUCTION, BIDDING,  
OR PERMIT PURPOSES.

PRELIMINARY

REVISIONS:			
NUMBER	DATE	ISSUED BY	DESCRIPTION

PROJECT:  
HEAD START  
BUILDING

1515 EAST J AVE.  
OWNER / CLIENT:  
CENTRAL TEXAS 4C, INC.

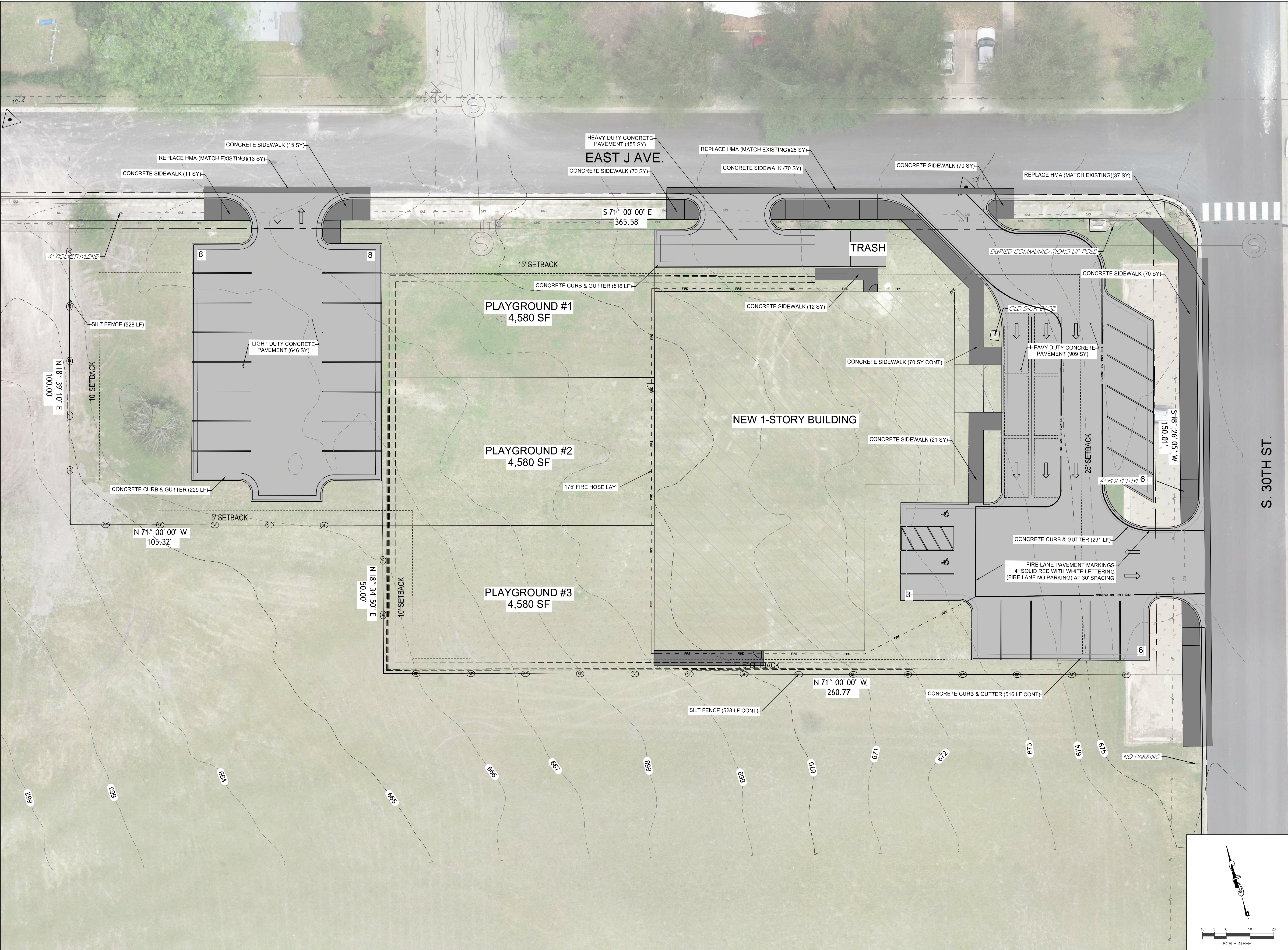
DRAWING TITLE:  
CIVIL SITE PLAN

PROJECT NO.  
2929.24001

PROJECT DATE:  
JULY 29, 2024

NOTICE:  
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NOTATION "ALTERED BY" FOLLOWED BY HIS OR HER SIGNATURE AND A  
SPECIFIC DESCRIPTION OF ALTERATIONS.

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**

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

### Surrounding Property Uses

	<u>Surrounding Property &amp; 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
<b>CP</b> = Comprehensive Plan <b>STP</b> = Sidewalk and Trails Plan <b>MMP</b> = Mobility Master Plan <b>NPD</b> = Neighborhood Planning District		

## Dimensional Standards

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

- ❖ 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).