

Tables – FY-25-2-ZC

Permitted & Conditional Uses Table (Generalized)
Agricultural (AG), Neighborhood Service (NS), & Multi-Family 1 (MF1)

Use Type	Agricultural (AG)	Neighborhood Service (NS)	Multi-Family 1 (MF1)
Agricultural	Farm, Ranch or Orchard; Greenhouse or Nursery CUP for Animal Shelter; Fish Hatchery/Farm; Poultry Hatchery; Kennel without Veterinary Hospital; Livestock Auction	Farm, Ranch or Orchard	Farm, Ranch or Orchard; Greenhouse
Residential	Family or Group Home; Industrialized Housing; Mobile Home; Single Family Detached CUP for Covent/Monastery; Fraternity/Sorority; Home for the Aged; Mobile Home or RV Park	Industrialized Housing; Single Family Attached and Detached; Townhouse CUP for Family or Group Home	Family or Group Home; Industrialized Housing; Multi-Family; Single Family Detached & Attached; Townhouse; Triplex; Duplex; Zero lot line dwelling CUP for Fraternity or Sorority
Educational and Institutional	School or Church; Child Care—Family Home CUP for Cemetery; Child Care Group Home or Day Care; College; Community Center; Fairgrounds; Fraternal Lodge; Hospital; Pre-School; Social Service Shelter	Art Gallery or Museum; Pre-School; School or Church; Business School; Child Care—Day Care Center, Family Home, Group Home or Center CUP for Cemetery; Community Center; Social Service Shelter; Halfway House	Child Care—Family Home; School or Church CUP for Cemetery; Child Care - Group Home; Community Center; College; Fairground; Halfway House; Pre-School; Social Service Shelter
Retail & Service	Artisan Craft Production/Retail CUP for Brewery, Brewpub, Distillery or Winery; Exercise Gym; Veterinary Hospital with Kennels	Bank; Barber/Beauty Shop; Food/Beverage Sales w/o Fuel; Veterinary Office (no animal hospital), Various Retail Shops and Services CUP for Alcoholic Beverage Sales for Off-Premise Consumption (Beer/Wine); Exercise Gym	CUP for Exercise Gym
Commercial	None	None	None
Office	None	Office	None
Industrial Uses	CUP for Animal Feedlot; Temp Asphalt/Concrete Plant; Laboratory; Recycling Collection	CUP for Temp Asphalt/Concrete Plant; Medical Lab	CUP for Temp Asphalt/Concrete Plant
Recreational	Day Camp; Park; Stadium; Zoo CUP for Outdoor Commercial Amusement; Country Club; Drag Strip; Golf Course; Rodeo;	Park; Theater (in-door) CUP for Alcoholic Beverage Sales for On-Premise Consumption; Stadium	Park CUP for Stadium

	Roller or Ice Rink; Outdoor Shooting Range; Commercial Swimming Pool		
Vehicle Service	None	CUP Fuel Sales	None
Restaurant	None	Restaurant (not drive-in)	None
Overnight Accommodations	CUP for RV Park	None	None
Transportation	Railroad ROW CUP for Airport; Heliport/Helistop	Railroad Track ROW CUP for Helistop	Railroad Track ROW

Surrounding Property & Uses			
Direction	Future Development Plan	Zoning	Current Land Use
Site	Residential & NS	Agricultural	Dilapidated house/undeveloped land
North	Residential & NS	*PD(MF1)	North Ridge Townhomes undergoing development
South	Residential & NS	SF2	Detached SF homes in Lake Pointe Ph III Subd.
East	Residential & NS	**GR w/ CUP	Undeveloped land
West	Residential & NS	Agricultural & UE	Single Family Residential

*Ord 2022-0022 for mixed residential use

**Ord 2020-5054 for alcohol sales for on-premise consumption up to 75% revenue

Compliance with Approved Plans

Document	Map, Focus Area or Goal	Compliance?
CP	Map 4.2 - Future Development Plan	YES
CP	Map 4.3 - Thoroughfare Plan	YES
CP	Neighborhoods Where People Love to Live	YES
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	YES
MMP	Mobility Master Plan	No Conflict
NPD	N/A	N/A

CP = Comprehensive Plan STP = Sidewalk & Trails Plan
NPD = Neighborhood Planning District

Dimensional Standards

	Current AG	Proposed NS for Non-Residential Use	Proposed MF1 for Apartments
Minimum Lot Size	1 acre	n/a	*7,200 sq ft
Minimum Lot Width	100 ft	n/a	60 ft
Minimum Lot Depth	150 ft	n/a	120 ft
Front Setback	50 ft	15 ft	25 ft
Side Setback	15 ft	10 ft	10/15 ft up to 50 ft
Side Setback (corner)	15 ft	10 ft	15 ft
Rear Setback	10 ft	0 ft	10 ft up to 50 ft
Max Building Height	3 stories	2 ½ stories	2 stories

*Based on minimum lot width and lot depth.

Residential Lot Size/Density/Height in MF1

Residential Use	Minimum Lot Size Sq Ft	Max Density Du/Ac	Max Number of Stories
Detached SF	4,000	10	3
SF Attached	2,300	19	3
2F (Duplex)	6,000	14	3
MF1 (Apartments)	7,200	15	2

FY-25-2-ZC – Northridge Phase II - Trip Generation Estimates

	Expected units	Weekday Average Trips	Weekday AM Peak Hour	Weekday PM Peak Hour	Adjacent Streets AM Peak Hour	Adjacent Streets PM Peak Hour	Saturday - or - Saturday Peak Hour
Single-family attached ITE Code 215	175 units <i>7.20 trips / dwelling</i>	1,260	96	107	84	100	1,533
Single-family attached ITE Code 215	200 units <i>7.20 trips / dwelling</i>	1,440	110	122	96	114	1,752
Single-family detached ITE Code 210	200 units <i>9.43 trips / dwelling</i>	1,886	150	198	140	188	1,896
Multi-family (Apartments) ITE Code 220	200 units <i>6.74 trips / dwelling</i>	1,348	94	114	80	102	910
Medical/Dental Office Building ITE Code 720	5,000 sq ft <i>36.00 trips / 1,000 sq ft</i>	180	19	24	16	20	69
Strip Retail Plaza (<40k sf) ITE Code 822	9,000 sq ft <i>6.57 trips / 1,000 sq ft</i>	490	68	119	21	59	59

Source: Institute for Traffic Engineers, Trip Generation Manual 11th Edition

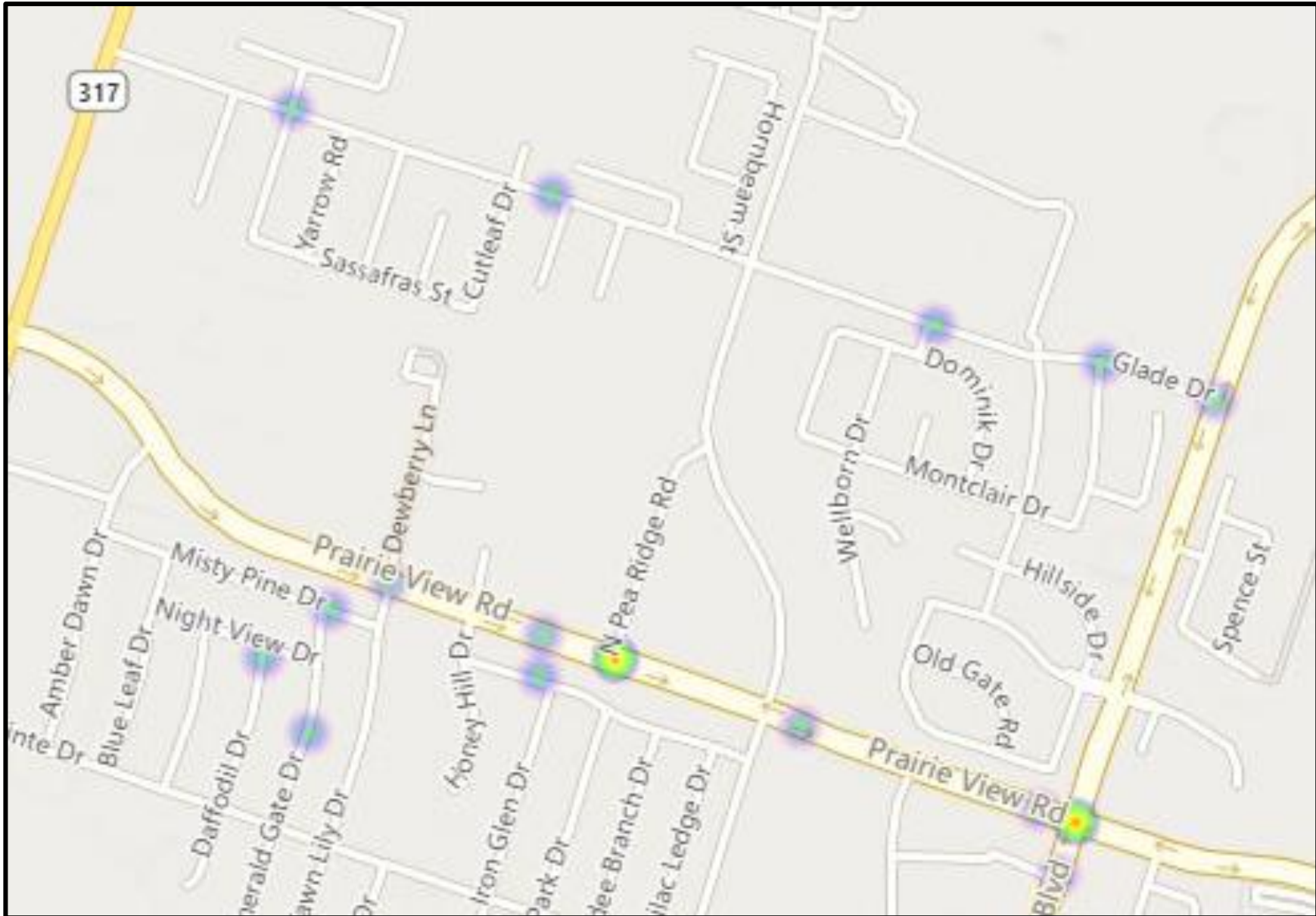
Land Use Code 210 - A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Land Use Code 215 - Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space.

Land Use Code 220 - Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors.

Land Use Code 720 – A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. One or more private physicians or dentists generally operate this type of facility.

Land Use Code 822 - A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA).



Total crashes: 20

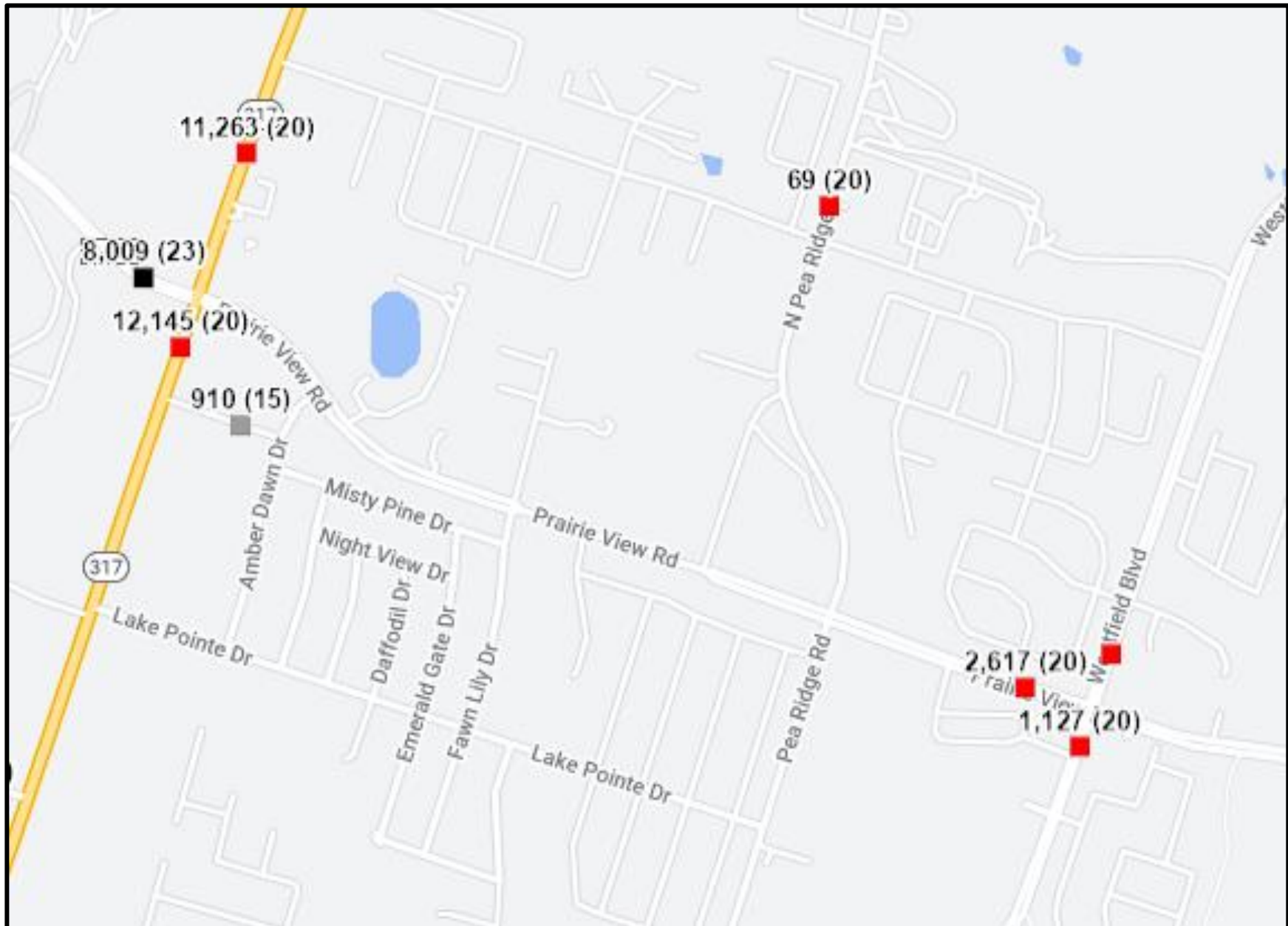
Most frequent factors:

Failed to Yield Right-Of-Way (various): 5

Under Influence (Alcohol): 3

Failed to Control Speed: 3

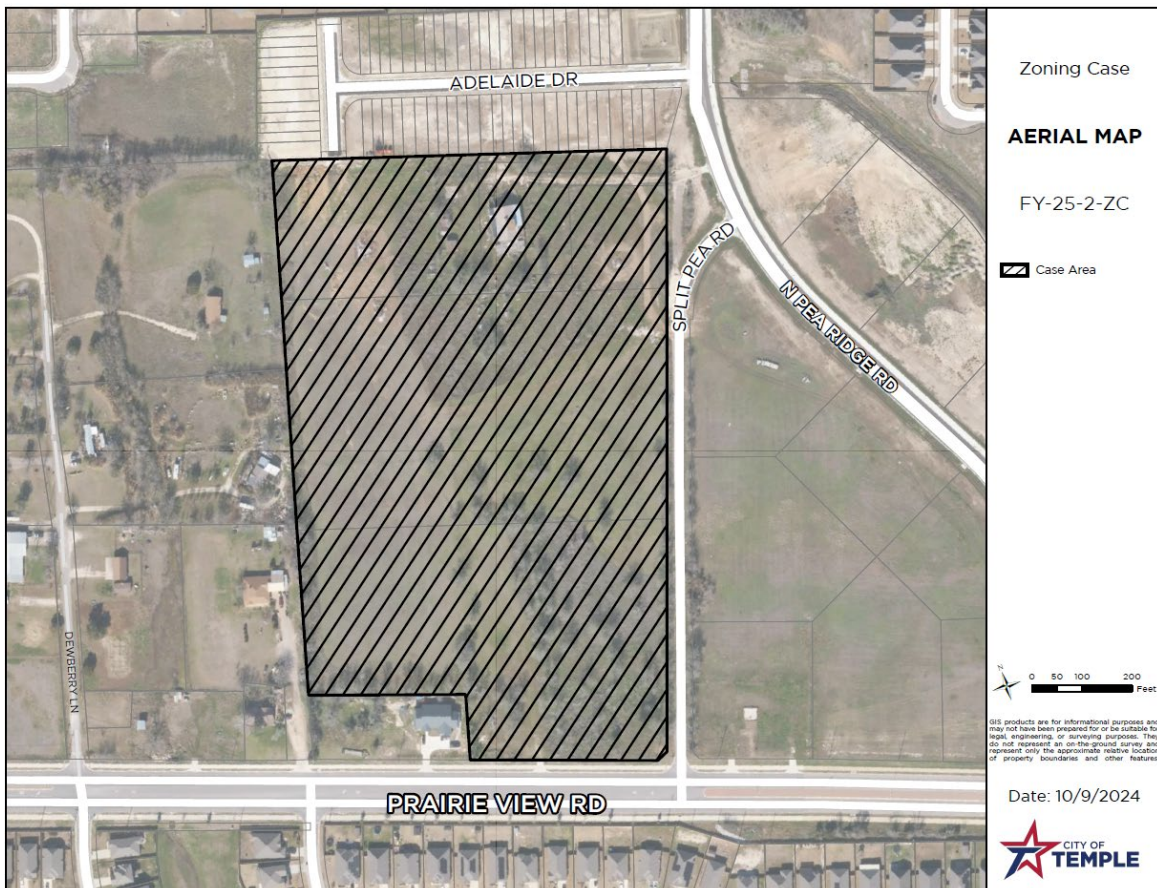
Other (Explain in narrative): 3

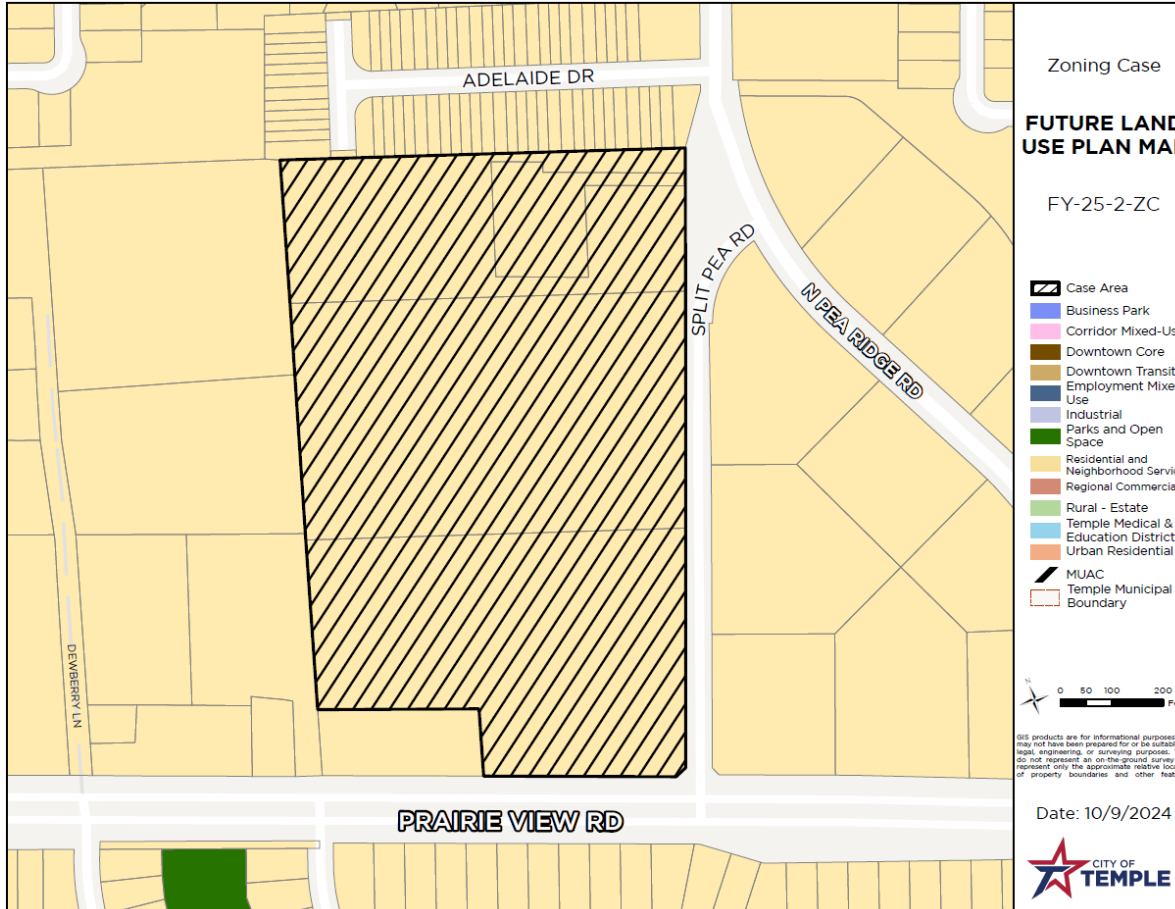
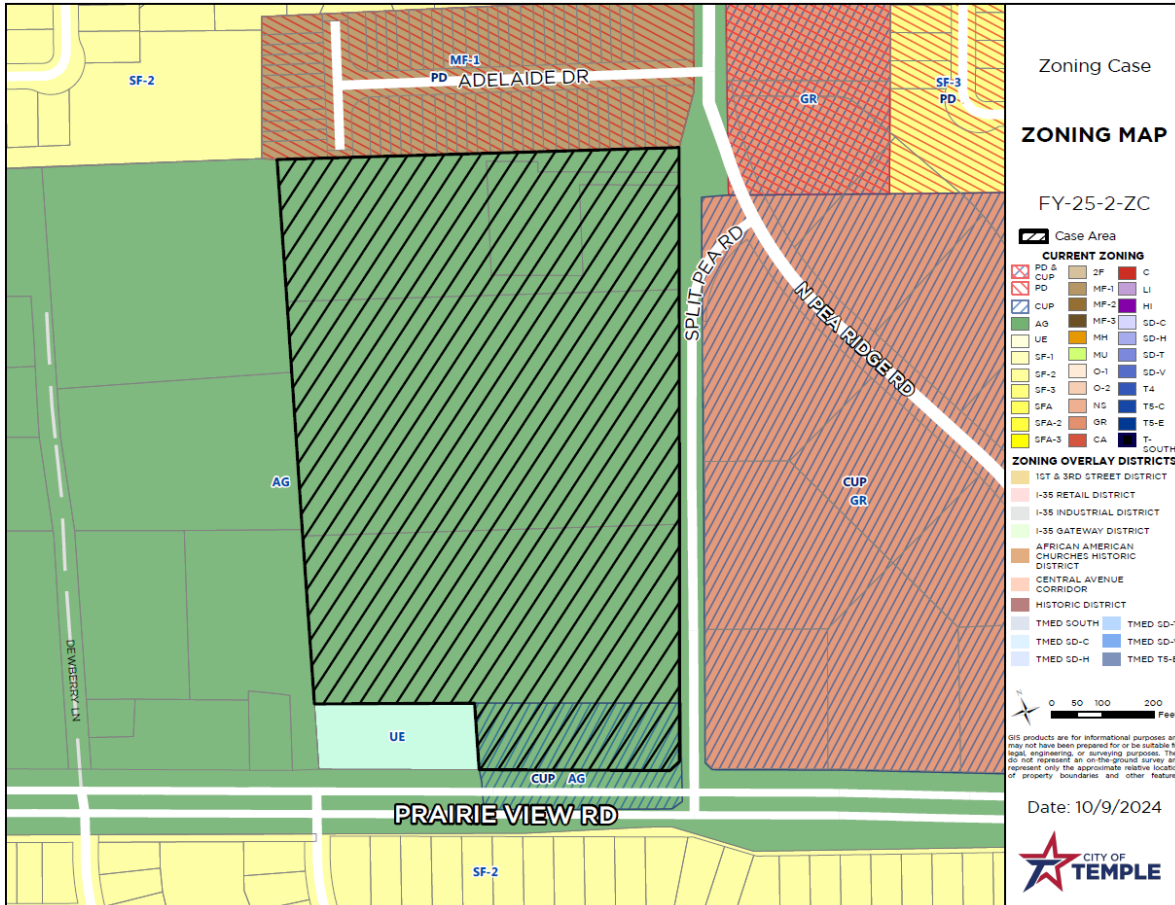


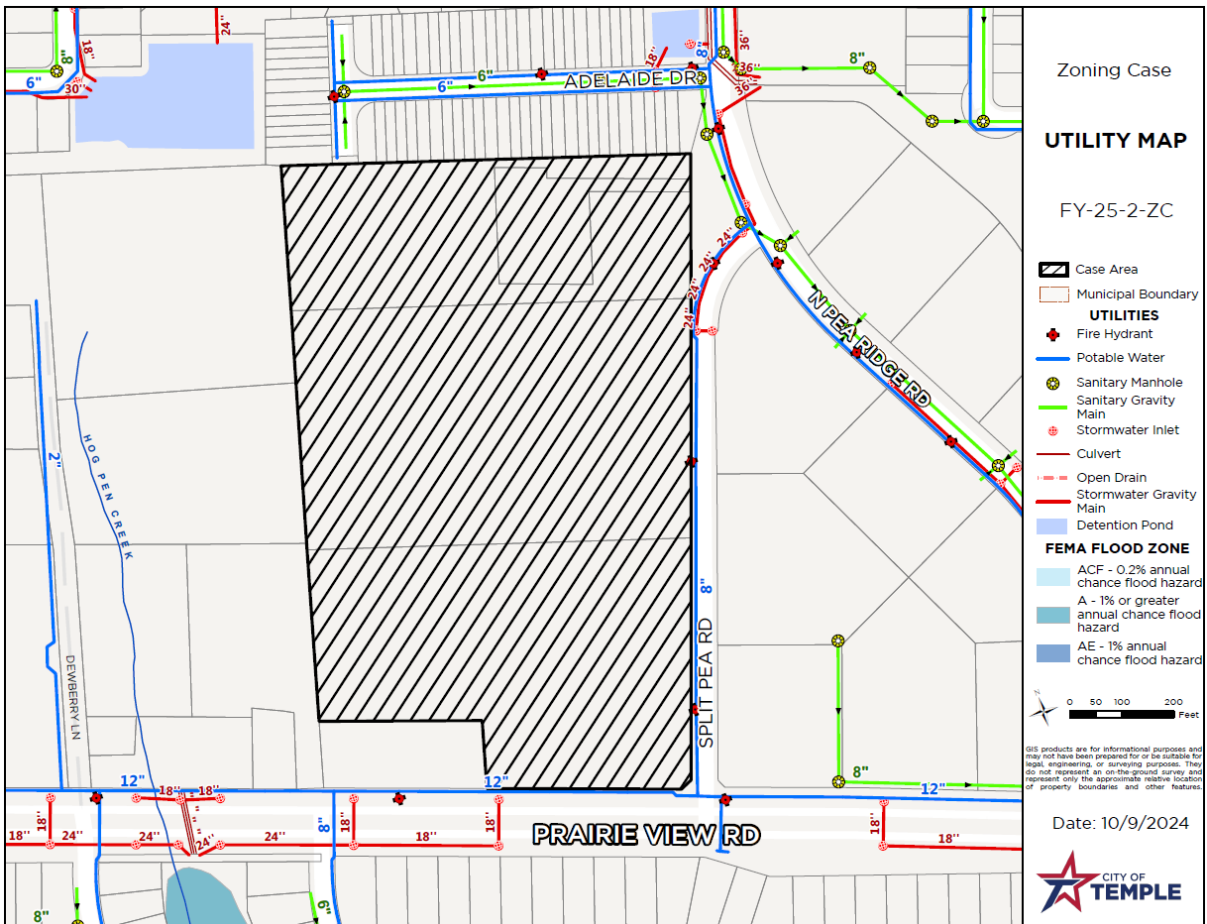
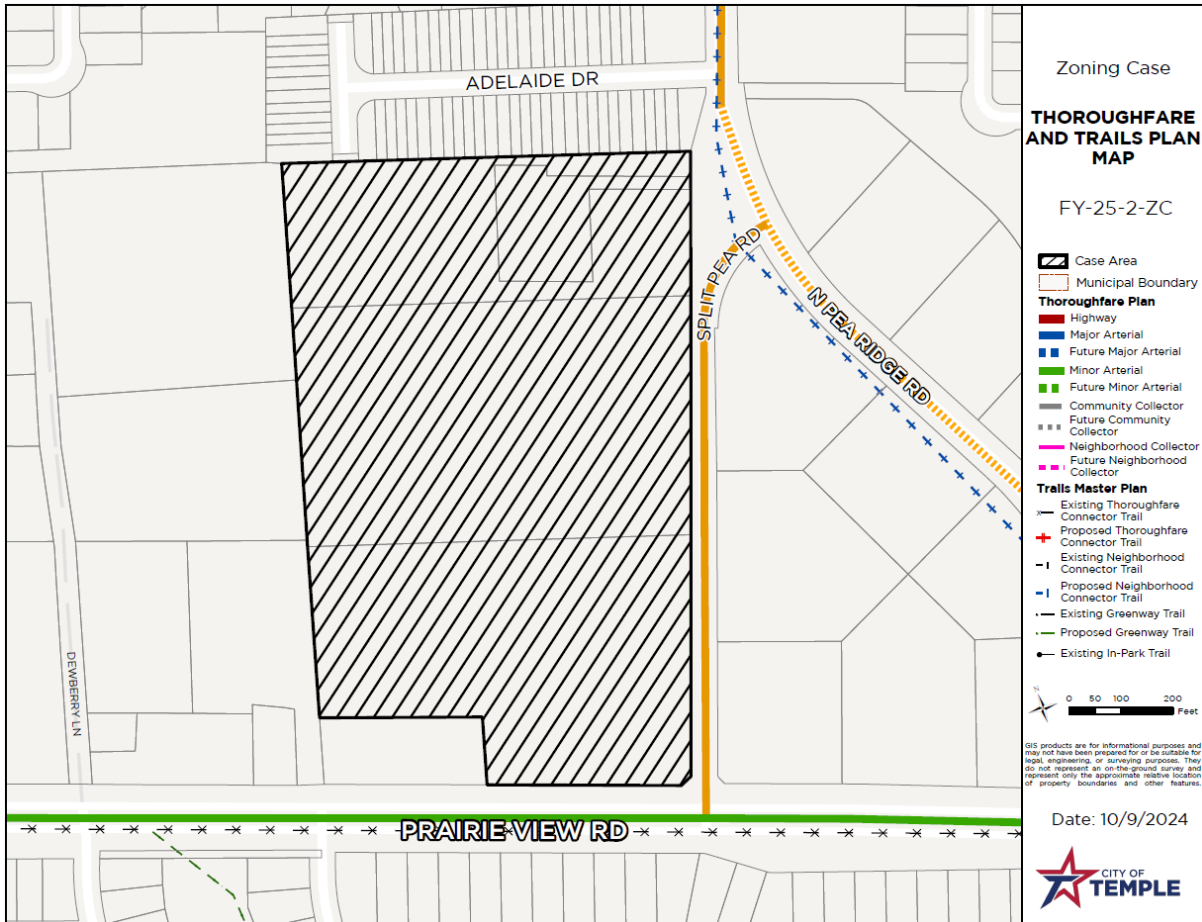
Planned Development Criteria and Compliance Summary

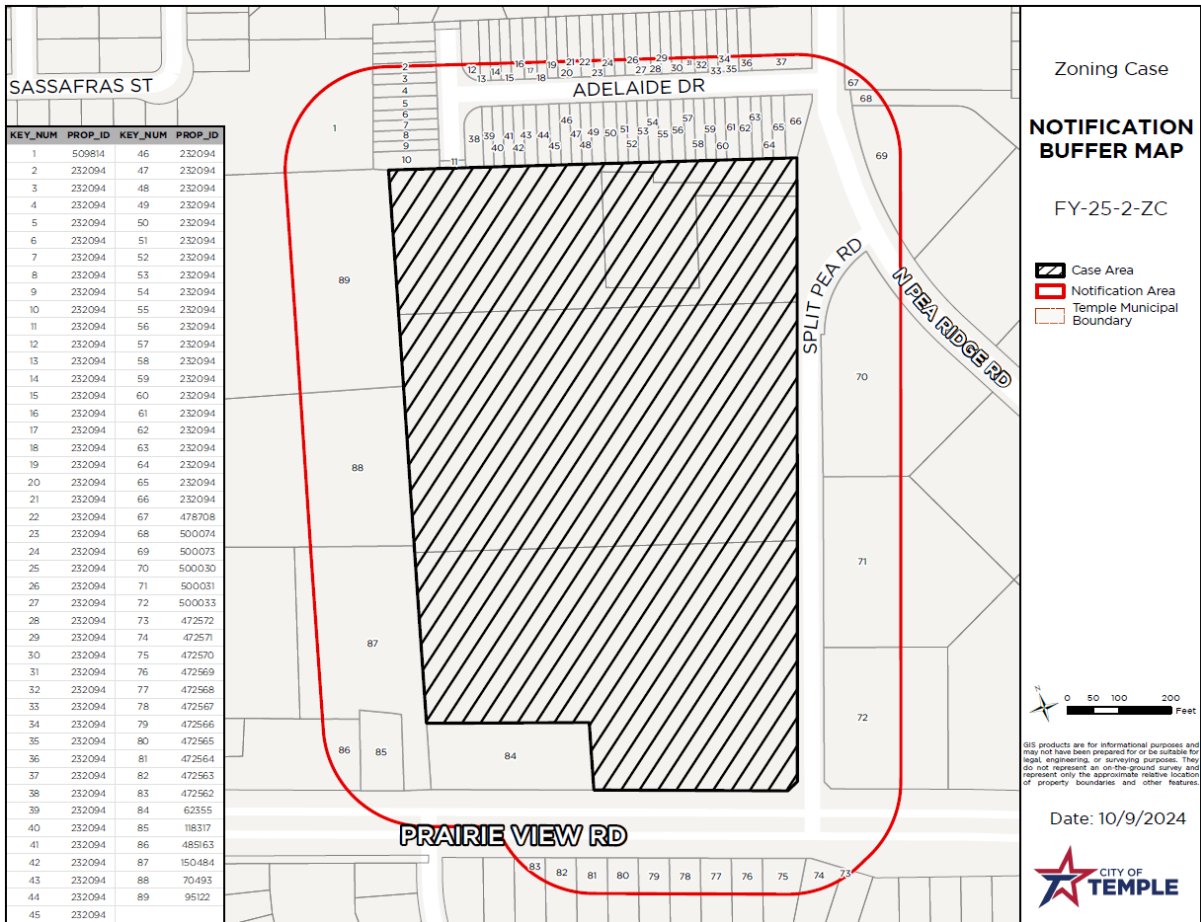
UDC Code Section 3.4.5 (A-J)	Yes/No	Discussion / Synopsis
A. The Plan Complies with all provisions of the Design and Development Standards Manual, this UDC and other Ordinances of the City.	YES	All provisions in the UDC and other city codes are satisfied.
B. The environmental impact of the development relating to the preservation of existing natural resources on the site and the impact on natural resources of the surrounding properties and neighborhood is mitigated.	YES	No impact on existing natural resources is anticipated.
C. The development is in harmony with the character, use and design of the surrounding area.	YES	The proposed zoning appears to be in harmony with the residential townhome development to the north and the NS zoned portion will enable development that will provide services to the residents. The proposed zoning is consistent with the Future Land Use designation of Residential and Neighborhood Services.
D. Safe and efficient vehicular and pedestrian circulation systems are provided.	YES	A PD conditions requires a 5' sidewalk along Split Pea Road for safe pedestrian access. Other elements will be evaluated with the detailed site plan and subdivision plat.
E. Off-street parking and loading facilities are designed to ensure that all such spaces are usable and are safely and conveniently arranged.	YES	Parking will be provided on site as required in UDC Section 7.5 Off Street Parking and Loading. A PD condition requires extra parking (2.5 spaces per dwelling unit). Rear parking is required for lots with width less than 25 ft.
F. Streets are designed with sufficient width and suitable grade and location to accommodate prospective traffic and to provide access for firefighting and emergency equipment to buildings.	YES	This will be evaluated with the subdivision plat and detailed site plan. Entrances will comply with the residential subdivision entrance/access design standards.
G. Streets are coordinated so as to compose a convenient system consistent with the Thoroughfare Plan of the City.	YES	The City's Thoroughfare Plan shows Prairie View Road as a minor arterial and Split Pea Road as a Community Collector. Split Pea Road will be evaluated to determine if a downgrade to local or neighborhood collector would be appropriate. The proposed development will design internal streets to feed into the Thoroughfare Plan system.
H. Landscaping and screening are integrated into the overall site design: 1. To provide adequate buffers to shield lights, noise, movement or activities from adjacent properties when necessary. 2. To complement the design and location of buildings.	YES	PD conditions reflect requirements in UDC Section 7.7 Screening and Buffering. Screening and buffering required along residential perimeter along the west and south sides, and along the NS perimeter on the north and west sides. PD requirements include one tree in the front yard of the residential lots and landscaping along the perimeter streets frontage with trees at 50 ft. spacing.
I. Open space areas are designed to ensure that such areas are suitable for intended recreation and conservation uses.	YES	Park fee of \$225/dwelling unit applies for the residential portion. On site amenities, if provided, will be evaluated with the site plan and subdivision plat.
J. Water, drainage, wastewater facilities, garbage disposal and other utilities necessary for essential services to residents and occupants are provided.	YES	Water is available to serve this site. A wastewater extension is needed for sanitary sewer service and will be evaluated in more detail with the subdivision plat. Drainage needs and stormwater runoff will also be evaluated with the plat.

MAPS

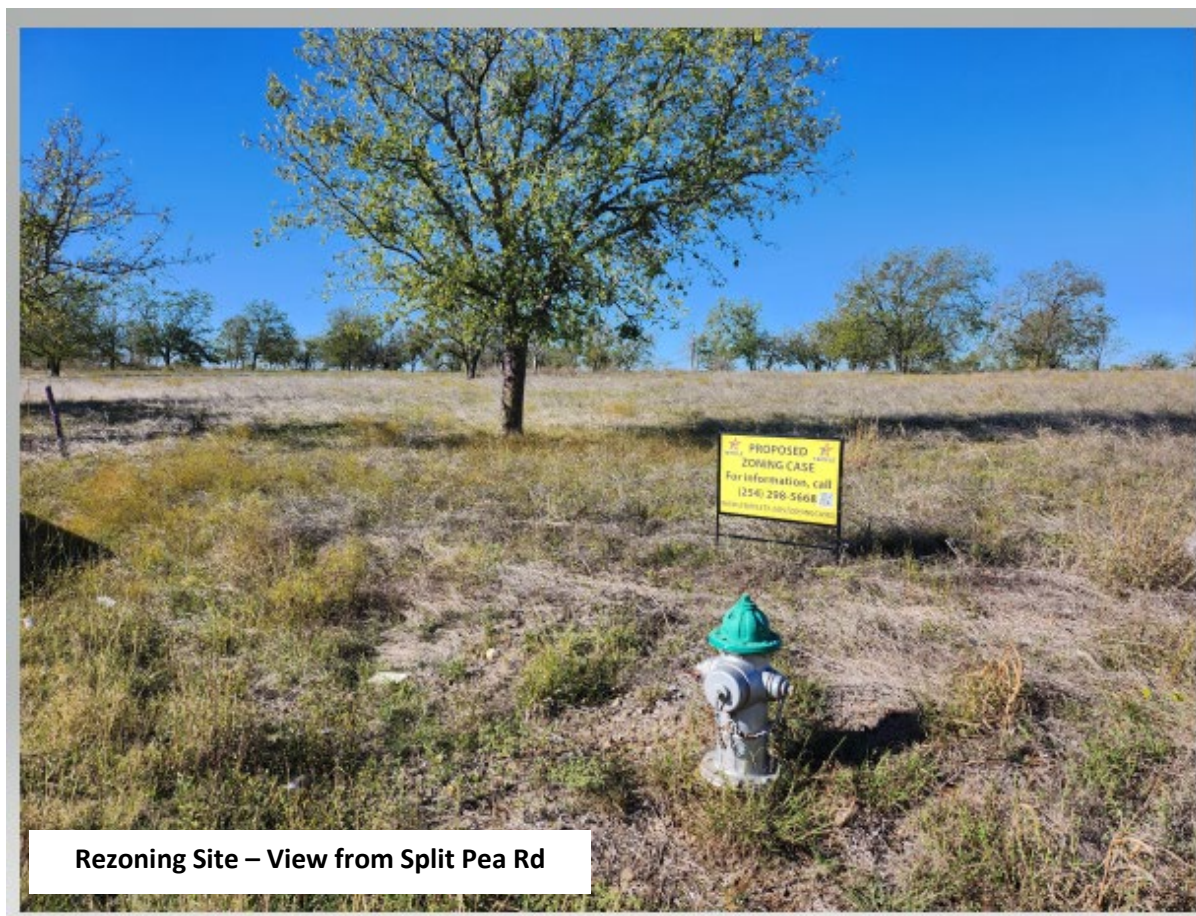








PHOTOS







Adjacent Property to West– 8710 Prairie View Rd



Adjacent Property to West– 1707 Dewberry Ln



Adjacent Property to West– 1815 Dewberry Ln



Adjacent Property to North– North Ridge Townhomes (undergoing development)







OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



**RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE**

November 21, 2024

Prop ID# 62355
LOPEZ, ROBERT ETUX JENNIFER
8640 PRAIRIE VIEW RD
TEMPLE TX 76502

Zoning Application Number: FY-25-2-ZC

Case Manager: Cheryl Maxwell

Location: 8570 Prairie View Road, 1814 Split Pea Road, and 1900 N Pea Ridge Road

The proposed rezoning is the area shown in hatched marking on the attached map. Because you own property within 200 feet of the requested change, your opinions are welcomed. Please use this form to indicate whether you are in favor of the possible rezoning of the property described on the attached notice, and provide any additional comments you may have.

I ☐ agree ☒ disagree with this request

☐ I own multiple properties subject to this notice and my response here applies to all of them

Comments:

As we are the most affected by this proposed rezoning, we have many
concerns, including privacy (how much of a buffer zone?), increased traffic,
removal of our "Prairie View", wildlife displacement (deer, foxes, raccoons,
possum, rabbits), drainage issues, increased noise, property value, etc.

Jennifer Lopez

Signature

Jennifer Lopez

Print Name

lopezmaui@gmail.com

(Optional)

Provide email and/or phone number if you want Staff to contact you

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, cmawell@templetx.gov, or mail or hand-deliver this comment form to the address below, no later than **December 3, 2024**.

City of Temple
Planning Department
2 North Main Street
Temple, Texas 76501

Number of Notices Mailed: 22

Date Mailed: November 21, 2024

OPTIONAL: Please feel free to email questions or comments directly to the Case Manager or call us at 254.298.5668.



RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE

RECEIVED

DEC 03 2024

CITY OF TEMPLE
PLANNING & DEVELOPMENT

November 21, 2024

Prop ID# 472563
HOLBROOK-CAIN, TAMMY LYNN
8618 PLEASANT TRAIL DR
TEMPLE TX 76502

Zoning Application Number: FY-25-2-ZC

Case Manager: Cheryl Maxwell

Location: 8570 Prairie View Road, 1814 Split Pea Road, and 1900 N Pea Ridge Road

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I ☐ agree

☒ disagree

with this request

☐ I own multiple properties subject to this notice and my response here applies to all of them

Comments:

NO

Signature

Print Name

(Optional)

Provide email and/or phone number if you want Staff to contact you

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, cmaxwell@templetx.gov, or mail or hand-deliver this comment form to the address below, no later than **December 3, 2024**.

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REZONING REQUEST
CITY OF TEMPLE**

RECEIVED

DEC 03 2024

**CITY OF TEMPLE
PLANNING & DEVELOPMENT**

November 21, 2024

**Prop ID# 472562
CLARK, CHRISTIAN ETUX MIRNA
8620 PLEASANT TRAIL DR
TEMPLE TX 76502**

Zoning Application Number: FY-25-2-ZC

Case Manager: Cheryl Maxwell

Location: 8570 Prairie View Road, 1814 Split Pea Road, and 1900 N Pea Ridge Road

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I ☒ agree () disagree with this request

() I own multiple properties subject to this notice and my response here applies to all of them

Comments:

No apartments please for the
proposed rezoning.

Mirna Clark
Signature

Mirna Clark
Print Name

Provide email and/or phone number if you want Staff to contact you (Optional)

If you would like to submit a response, please email a scanned version of this completed form to the Case Manager referenced above, cmawell@templetx.gov, or mail or hand-deliver this comment form to the address below, no later than **December 3, 2024**.

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Planning Department
2 North Main Street
Temple, Texas 76501**

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