

# 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)
<b>Agricultural</b>	Farm, Ranch or Orchard; Greenhouse or Nursery <b>CUP</b> for Animal Shelter; Fish Hatchery/Farm; Poultry Hatchery; Kennel without Veterinary Hospital; Livestock Auction	Farm, Ranch or Orchard	Farm, Ranch or Orchard; Greenhouse
<b>Residential</b>	Family or Group Home; Industrialized Housing; Mobile Home; Single Family Detached <b>CUP</b> for Covert/Monastery; Fraternity/Sorority; Home for the Aged; Mobile Home or RV Park	Industrialized Housing; Single Family Attached and Detached; Townhouse <b>CUP</b> for Family or Group Home	Family or Group Home; Industrialized Housing; Multi-Family; Single Family Detached & Attached; Townhouse; Triplex; Duplex; Zero lot line dwelling <b>CUP</b> for Fraternity or Sorority
<b>Educational and Institutional</b>	School or Church; Child Care—Family Home <b>CUP</b> 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 <b>CUP</b> for Cemetery; Community Center; Social Service Shelter; Halfway House	Child Care—Family Home; School or Church <b>CUP</b> for Cemetery; Child Care - Group Home; Community Center; College; Fairground; Halfway House; Pre-School; Social Service Shelter
<b>Retail &amp; Service</b>	Artisan Craft Production/Retail <b>CUP</b> 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 <b>CUP</b> for Alcoholic Beverage Sales for Off-Premise Consumption (Beer/Wine); Exercise Gym	<b>CUP</b> for Exercise Gym
<b>Commercial</b>	None	None	None
<b>Office</b>	None	Office	None
<b>Industrial Uses</b>	<b>CUP</b> for Animal Feedlot; Temp Asphalt/Concrete Plant; Laboratory; Recycling Collection	<b>CUP</b> for Temp Asphalt/Concrete Plant; Medical Lab	<b>CUP</b> for Temp Asphalt/Concrete Plant
<b>Recreational</b>	Day Camp; Park; Stadium; Zoo <b>CUP</b> for Outdoor Commercial Amusement; Country Club; Drag Strip; Golf Course; Rodeo;	Park; Theater (in-door) <b>CUP</b> for Alcoholic Beverage Sales for On-Premise Consumption; Stadium	Park <b>CUP</b> for Stadium

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

<b>Surrounding Property &amp; Uses</b>			
<b>Direction</b>	<b>Future Development Plan</b>	<b>Zoning</b>	<b>Current Land Use</b>
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**

<b>Document</b>	<b>Map, Focus Area or Goal</b>	<b>Compliance?</b>
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
<b>Minimum Lot Size</b>	1 acre	n/a	*7,200 sq ft
<b>Minimum Lot Width</b>	100 ft	n/a	60 ft
<b>Minimum Lot Depth</b>	150 ft	n/a	120 ft
<b>Front Setback</b>	50 ft	15 ft	25 ft
<b>Side Setback</b>	15 ft	10 ft	10/15 ft up to 50 ft
<b>Side Setback (corner)</b>	15 ft	10 ft	15 ft
<b>Rear Setback</b>	10 ft	0 ft	10 ft up to 50 ft
<b>Max Building Height</b>	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
<b>Detached SF</b>	4,000	10	3
<b>SF Attached</b>	2,300	19	3
<b>2F (Duplex)</b>	6,000	14	3
<b>MF1 (Apartments)</b>	7,200	15	2

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

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

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

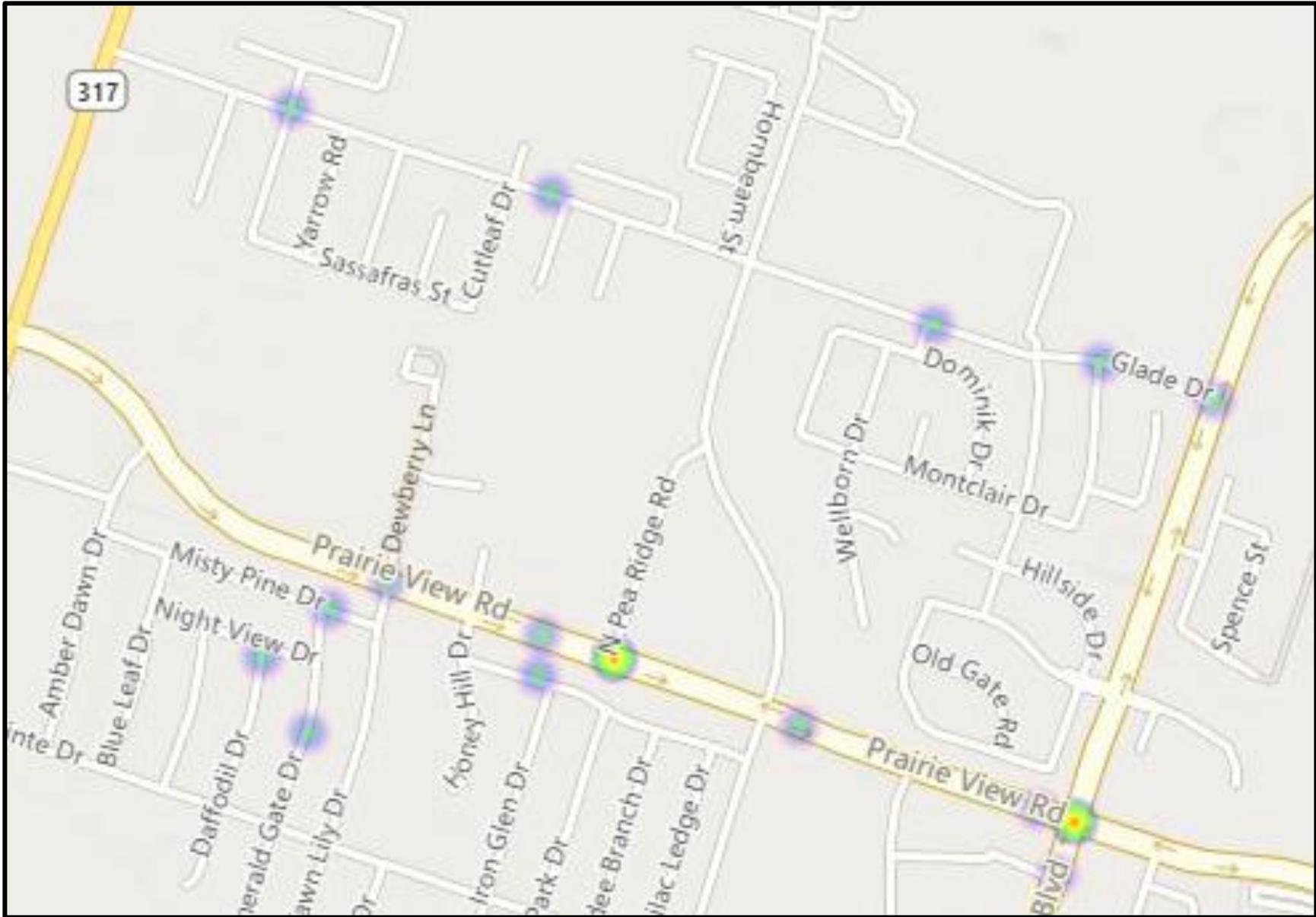
**Land Use Code 210** - A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

**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

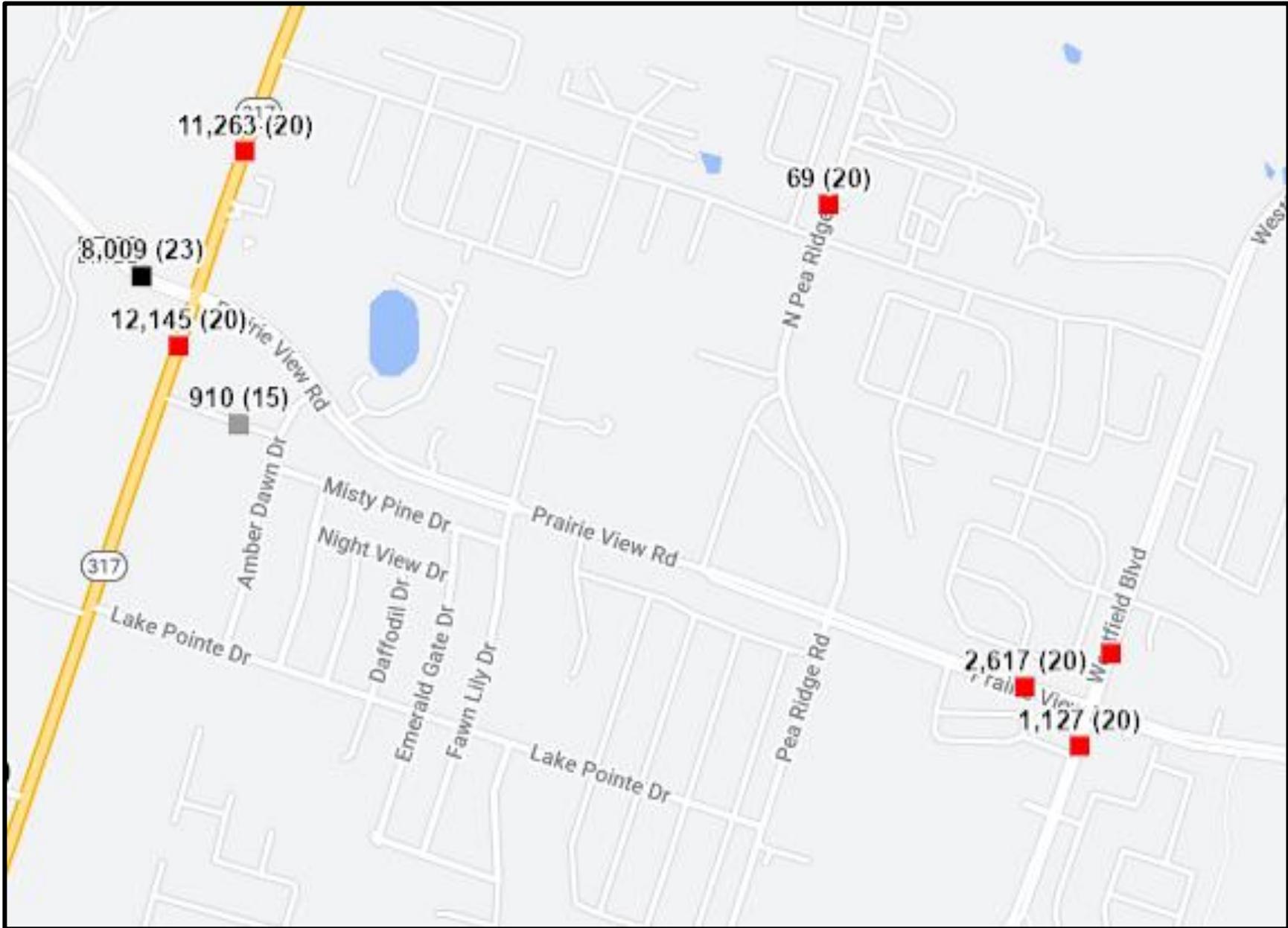
Most frequent factors:

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

Under Influence (Alcohol): 3

Failed to Control Speed: 3

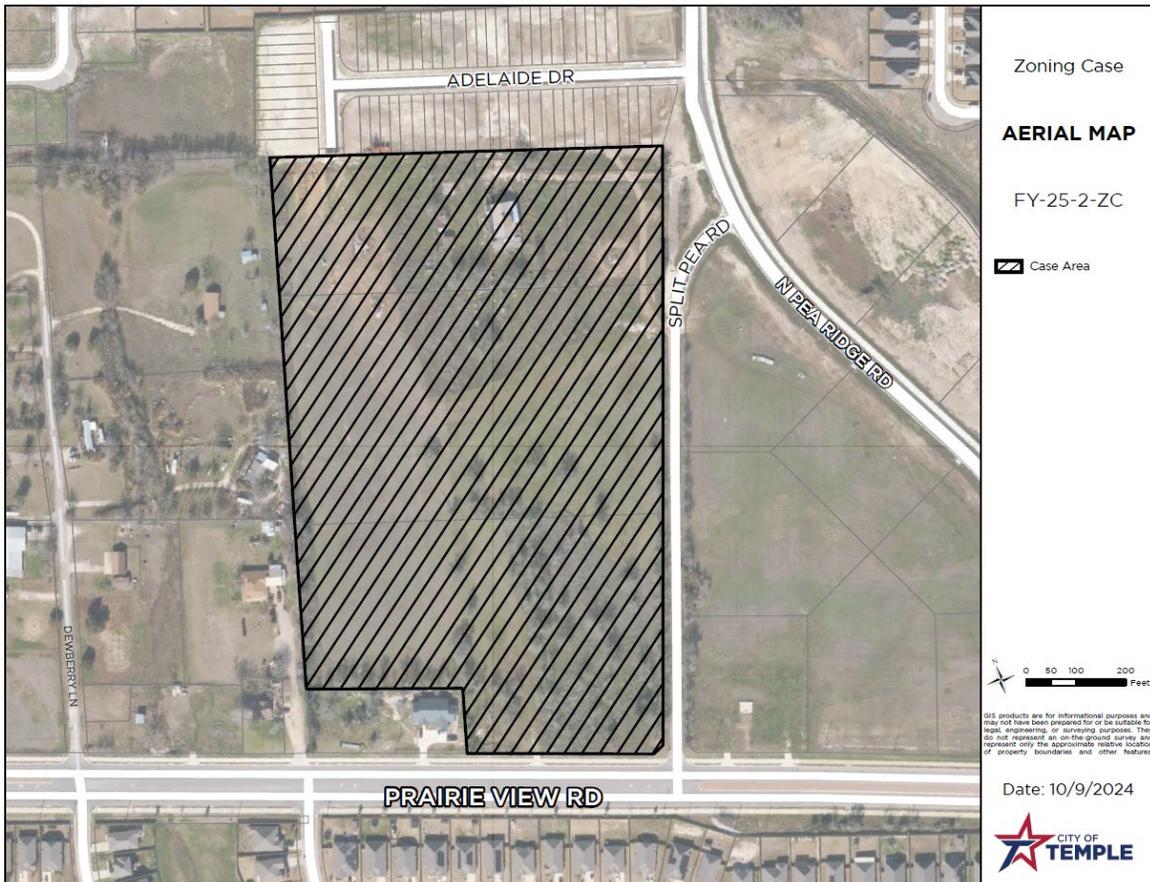
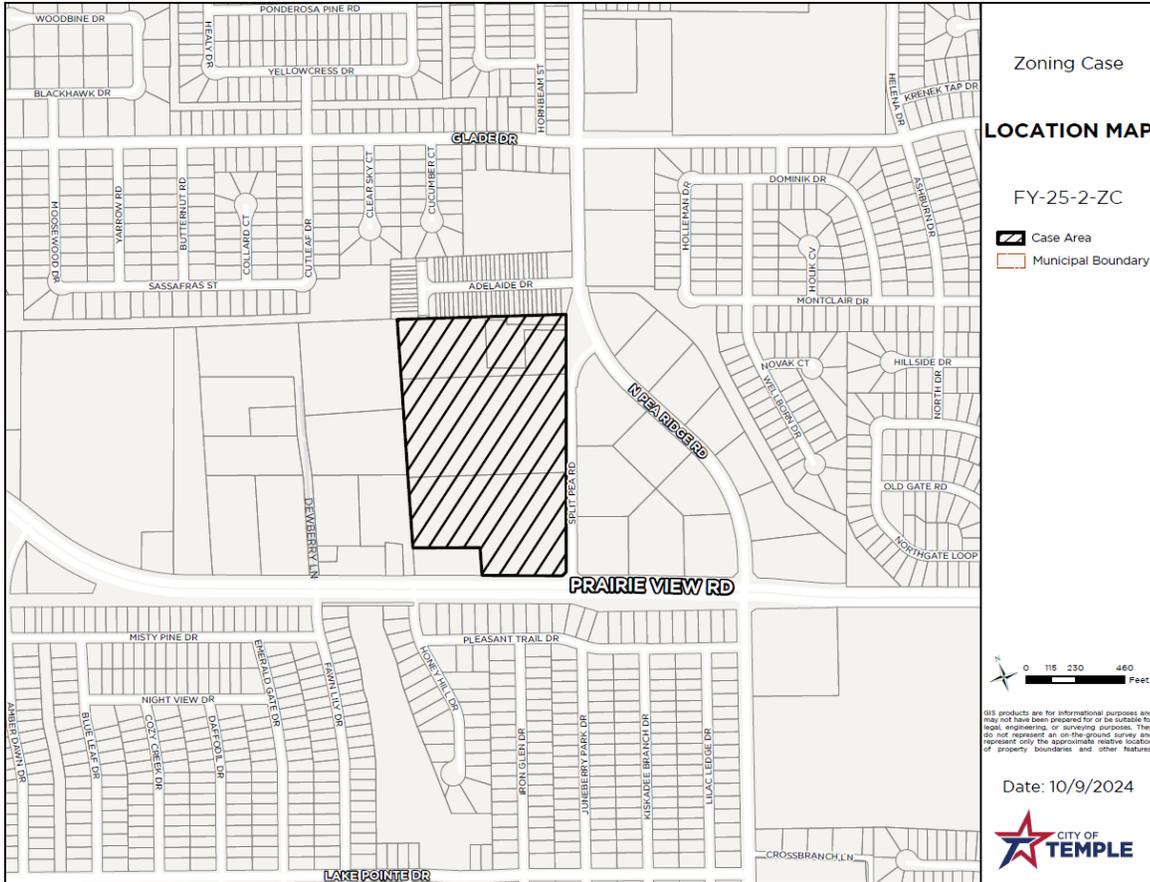
Other (Explain in narrative): 3

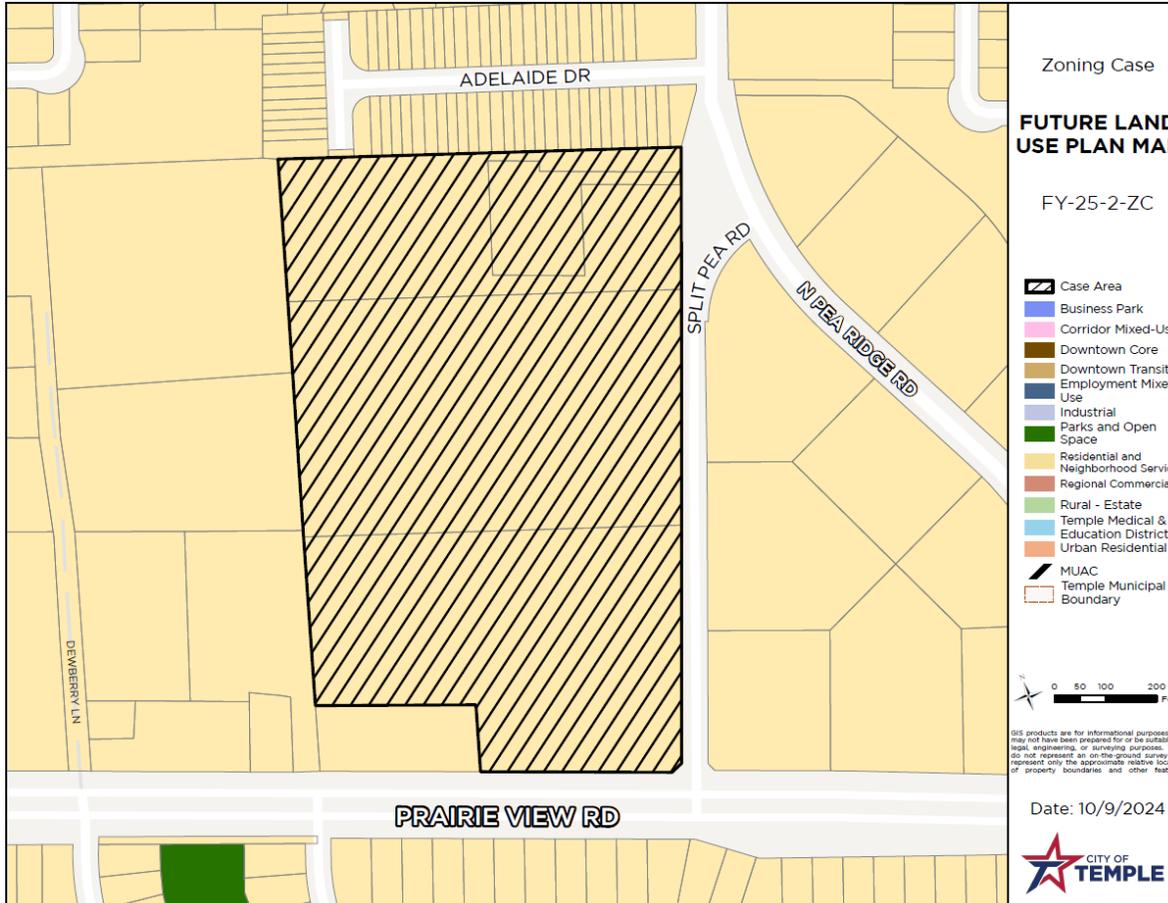
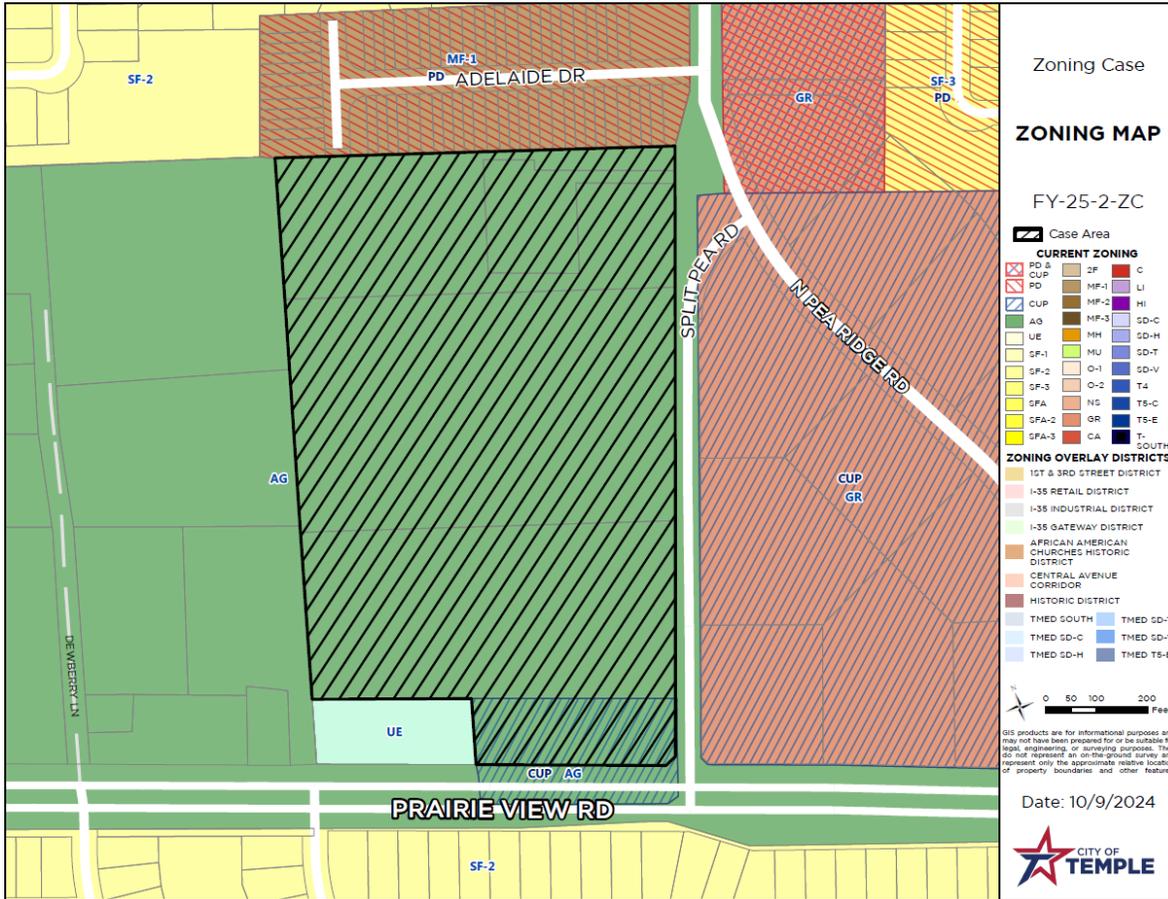


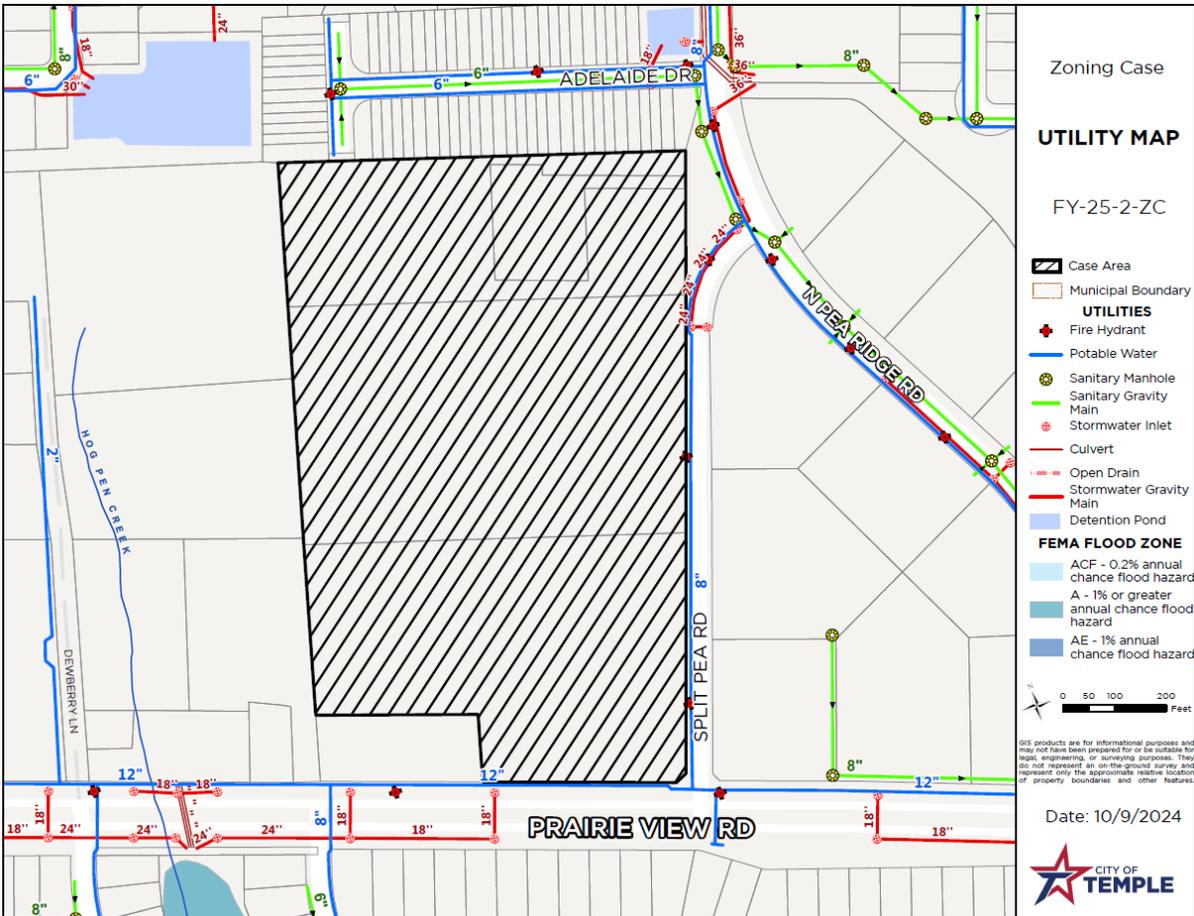
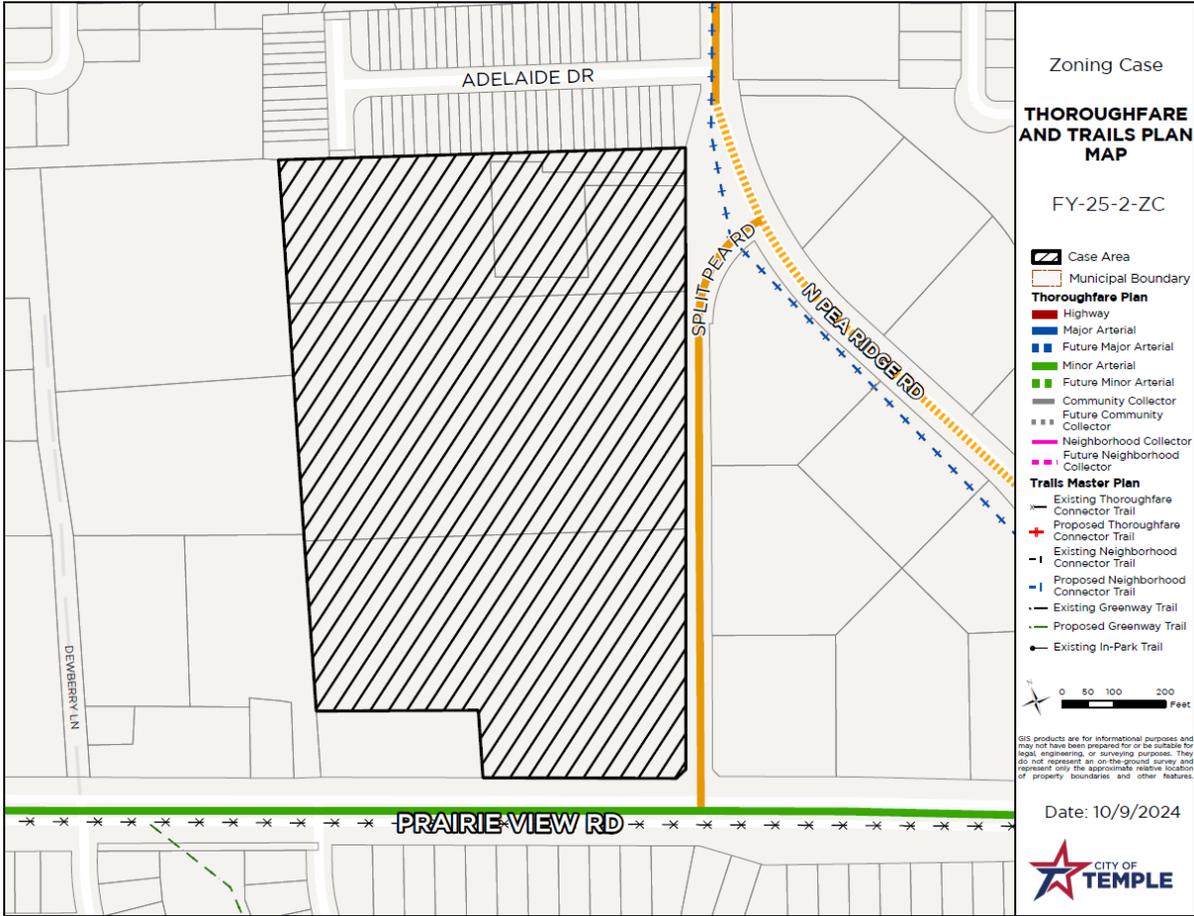
**Planned Development Criteria and Compliance Summary**

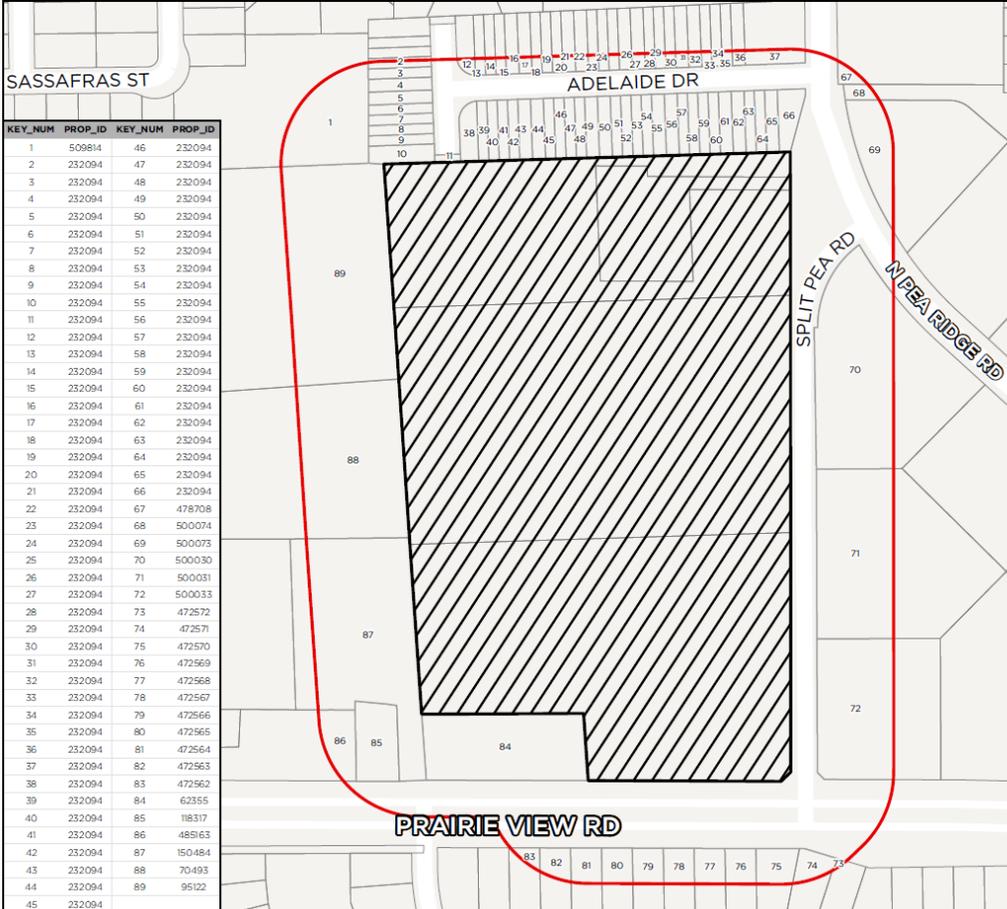
UDC Code Section 3.4.5 (A-J)	Yes/No	Discussion / Synopsis
<b>A. The Plan Complies with all provisions of the Design and Development Standards Manual, this UDC and other Ordinances of the City.</b>	YES	All provisions in the UDC and other city codes are satisfied.
<b>B. The environmental impact of the 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.</b>	YES	No impact on existing natural resources is anticipated.
<b>C. The development is in harmony with the character, use and design of the surrounding area.</b>	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.
<b>D. Safe and efficient vehicular and pedestrian circulation systems are provided.</b>	YES	A PD condition 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.
<b>E. Off-street parking and loading facilities are designed to ensure that all such spaces are usable and are safely and conveniently arranged.</b>	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.
<b>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.</b>	YES	This will be evaluated with the subdivision plat and detailed site plan. Entrances will comply with the residential subdivision entrance/access design standards.
<b>G. Streets are coordinated so as to compose a convenient system consistent with the Thoroughfare Plan of the City.</b>	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.
<b>H. Landscaping and screening are integrated into the overall site design:</b> 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.
<b>I. Open space areas are designed to ensure that such areas are suitable for intended recreation and conservation uses.</b>	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.
<b>J. Water, drainage, wastewater facilities, garbage disposal and other utilities necessary for essential services to residents and occupants are provided.</b>	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









Zoning Case

**NOTIFICATION BUFFER MAP**

FY-25-2-ZC

-  Case Area
-  Notification Area
-  Temple Municipal Boundary



This product is 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: 10/9/2024



# PHOTOS



Rezoning Site – View from Prairie View Rd



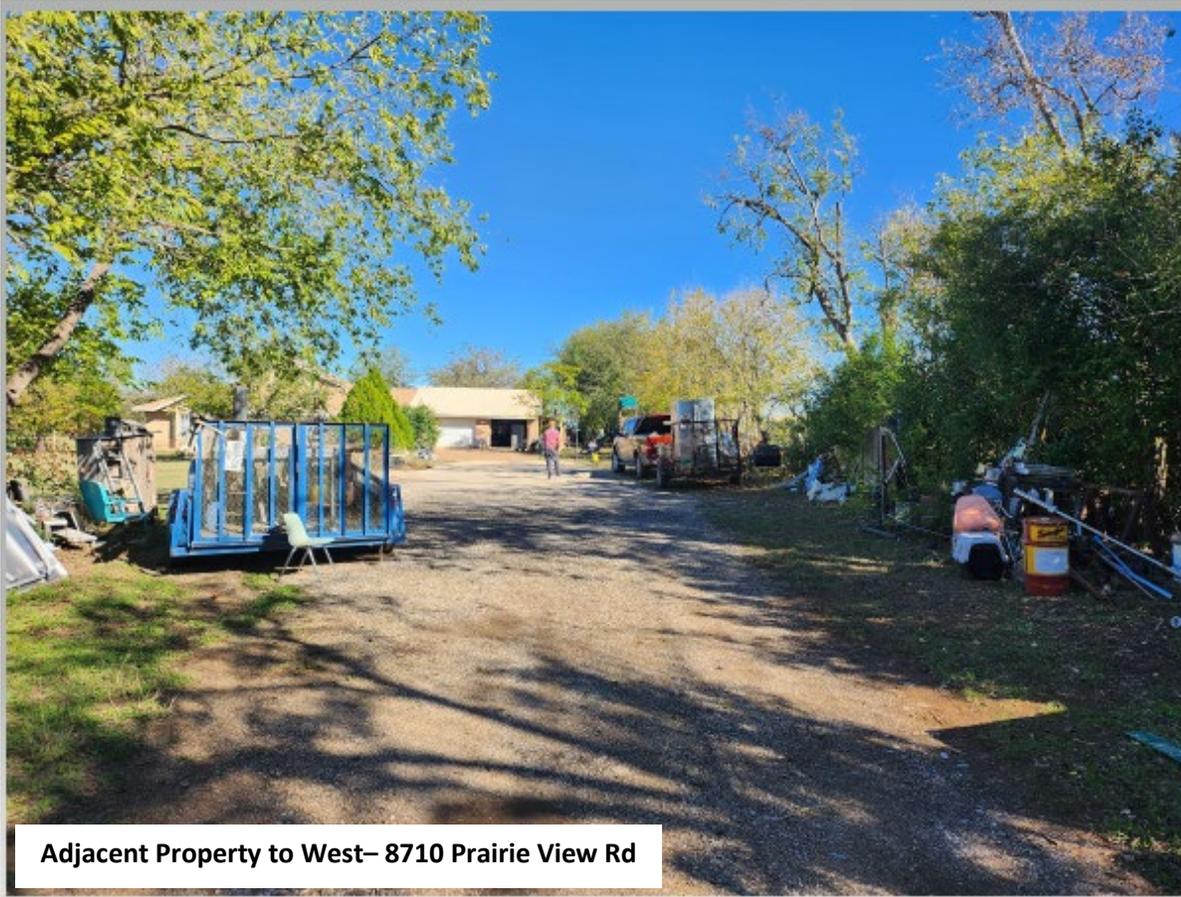
Rezoning Site – View from Split Pea Rd



**Rezoning Site – Dilapidated House**



**Adjacent Property to SW- 8640 Prairie View Rd**



**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)**



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



**Property on East Side of Split Pea Rd.**



**Property on South Side of Prairie View Rd. (Lake Pointe Ph III Subd)**



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

November 21, 2024

Prop ID# 528718, 528716, 528719  
RANIER & SON DEVELOPMENT COMPANY LLC  
4090 STATE HIGHWAY 6 S  
COLLEGE STATION TX 77845

**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

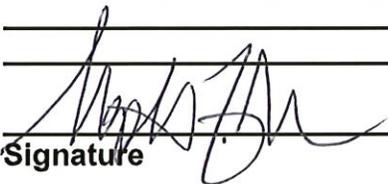
**Comments:**

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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, [cmxwell@templetx.gov](mailto:cmxwell@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**

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, [cmaxwell@templetx.gov](mailto:cmaxwell@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

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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 (X) 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

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, cmaxwell@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# 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 (X) 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, 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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