



COUNCIL AGENDA ITEM MEMORANDUM

DEPT./DIVISION SUBMISSION & REVIEW:

Brian Chandler, Director of Planning and Development
Cheryl Maxwell, Principal Planner

ITEM DESCRIPTION: SECOND & FINAL READING – FY-25-8-ZC: Consider adopting an ordinance authorizing a rezoning and a binding site development plan from Agricultural District (AG) to Planned Development General Retail (PD-GR) on 122.152 +/- acres located in the William Gilmore Survey, Abstract No. 339, City of Temple, Bell County, Texas, addressed as 6250 and 6576 Pegasus Drive.

BACKGROUND: The applicant and city are preparing an Economic Development Agreement (EDA) regarding the development of this property. This site is part of a larger development plan that extends to Brewster Road and includes an additional 270 acres rezoned in 2022 for a mixture of single family and multi-family use. Three tracts are proposed for this rezoning: Tract 1 comprises 59.382 acres; Tract 2, 8.627 acres; and Tract 3, 54.143 acres. Tract 1 is currently under a contract to purchase, whereas Tracts 2 and 3 are planned to be conveyed to the City to be marketed/developed at a later date. A mixed-use development is proposed with detached single-family homes, townhomes, multi-family, and retail use which also includes office and neighborhood services.

These uses are all allowed in the General Retail base zoning district except for multi-family. Therefore, PD zoning is proposed and will include multi-family as an allowed use only on Tract 1, per Multi-Family 2 (MF2) zoning district standards. MF2 allows a maximum height of four stories and density up to 20 dwelling units/acre. Two proposed locations for the multi-family use are shown on the site/development plan, one as multi-family and one as townhomes in a cottage style development with several dwellings on one lot. These two areas comprise roughly 27 acres, or 45% of Tract 1. This would allow a maximum of 540 dwelling units on Tract 1. However, the cottage style development would result in a lower density. Approximately 30% of Tract 1 is proposed for retail use with 20% for single family. Tract 2 is proposed for retail use. Tract 3 proposes a mix of retail, townhomes, and single family as shown on the site/development plan.

In the GR zoning district, detached single family homes are allowed with a minimum lot size of 5,000 sq. ft., 50 ft. lot width and 100 ft. lot depth. A PD condition allows a reduction in the lot width to a minimum 45 ft. with 40 ft. allowed on cul-de-sacs and knuckles. A PD condition also prohibits duplex use.

This property has frontage along Pegasus Drive and Moores Mill Road. Pegasus Drive is designated as a Community Collector on the City's Thoroughfare Plan. The width and condition of these two streets

will be evaluated with the subdivision plat. The Thoroughfare Plan also shows the North Outer Loop Ph III Capital Improvement Program (CIP) project as a Major Arterial running East/West and bisecting this property. This project includes a 4-lane boulevard section and a bridge over the BNSF railroad. A Future Community Collector street running North/South bisects this property and ties into the new North Outer Loop. The site/development plan includes the two new roadways.

The number of dwelling units in this development has not been determined at this time. However, compliance with the Residential Subdivision Entrance/Access Design Standards is required and will be evaluated with the subdivision plat and building permit process. These standards are unclear for developments that exceed 300 dwelling units. A PD condition is included to require an enhanced entrance (41 ft. pavement width) for each additional 150 dwelling units over 300.

The Trails Master Plan shows a Proposed Thoroughfare Connector Trail along the North Outer Loop. This is included in the CIP project with a 10 ft wide sidewalk along the south side. A minimum 6 ft. wide sidewalk is required along both sides of an arterial street, so the applicant is responsible for this sidewalk on the north side. Other sidewalk requirements include a minimum 5 ft. wide sidewalk along the Future Community Collector street running North/South, along the west side of the collector street Pegasus Drive, and along the north side of Moores Mill Road to facilitate safe pedestrian access to and within this development.

With regard to water and sewer service, there is an existing water main along the west side of Pegasus Drive that varies in size, shown as 10 and 12 inches and a sewer gravity main along the east side of Pegasus Drive that varies in size shown as 8 and 15 inches. The North Outer Loop CIP project includes a 12-inch water line along the south side of the North Outer Loop and two 15-inch sewer lines that follow the two creeks bisecting this property.

Planned Development: UDC Section 3.4.1 defines a Planned Development as:

“A flexible overlay zoning district designed to respond to unique development proposals, special design considerations and land use transitions by allowing evaluation of land use relationships to surrounding areas through development plan approval.”

As a Planned Development, per UDC Sec.3.4.3A, a Site/Development Plan is subject to review and approval by City Council and conditions of approval can be included into the rezoning Ordinance with a binding Site/Development Plan. In determining whether to approve, approve with conditions or deny a Planned Development application, the PZC and City Council must consider specific criteria identified in UDC Section 3.4.5. (attached). A detailed site/development plan is provided. A PD condition allows the Planning Director to approve minor changes with PZC and City Council approval required for major changes.

A generalized listing of permitted and conditional uses for the existing and proposed zoning district is provided in the attached table. Also attached are tables with estimated AADT (average annual daily traffic) for this development and traffic counts for nearby roadways.

Development Regulations: The attached tables compares development standards for the existing and proposed zoning districts and potential uses in UDC Section 4.5.1.

Subdivision Plat: A subdivision plat is required prior to any development and will incorporate provisions of this PD. Drainage, utility needs, and transportation related issues will be fully evaluated with the subdivision plat. A preliminary plat for this site and the larger overall development extending to Brewster Road has been submitted and is under review.

Neighborhood Planning District (NPD): The subject property does not lie within a NPD.

DEVELOPMENT REVIEW COMMITTEE (DRC): As required by UDC Section 3.4.2B, the DRC discussed this project on March 3, 2025. DRC recommendations have been incorporated into the PD conditions.

PUBLIC NOTICE: Notice of the public hearing was sent to owners for 33 properties located within 200-feet of the subject property, one of which is in the ETJ, and to the applicable Independent School District, as required by State law and City Ordinance. A courtesy notice was sent to Elm Creek Watershed Authority since they have a conservation pond located near the rezoning boundary. As of 5:30 p.m. on Monday, April 7, 2025, eight responses have been received, with responses representing six properties in agreement, and four responses representing seven properties in disagreement. Staff will provide an update during the City Council meeting as needed.

The newspaper printed the notice of the public hearing on March 27, 2025, in accordance with state law and local ordinance.

SCHOOL DISTRICT: Troy Independent School District

ALIGNMENT WITH ADOPTED PLANS:

Plan	Comments
Strategic Plan	This item supports the City’s Strategic Plan goals of 1) supporting well-managed growth and development to promote a thriving economy; and 2) neighborhoods where people love to live.
Comprehensive Plan	<p>Compliance to goals, objectives or maps of the Comprehensive Plan, Mobility Master Plan, and Sidewalk and Trails Master Plan are summarized below:</p> <p><u>Future Development Plan (CP Map 4.2)</u> Chapter 4 of the 2020 Comprehensive Plan identifies this area as Industrial future development category intended to support industrial and/or manufacturing uses. Residential and commercial uses are not considered appropriate. However, Regional Commercial future development category is shown along the east side of Pegasus Drive and considers apartments as appropriate on a limited basis with supporting commercial uses to include a mix of office, neighborhood services, and retail. The future development category boundaries established with the Comprehensive Plan are not absolute and may shift if determined appropriate.</p>

Plan	Comments
	<p>The appropriateness of residential use in this area and in the Industrial future development category was essentially established via two rezoning cases for properties north and west of this site with their approval in 2022 (FY-22-16-ZC and FY-22-39-ZC). Residential zoning was approved for both of these cases, with one also including multi-family use. The proposed mixed-use development continues the residential uses approved for nearby properties and includes office and retail uses as well, consistent with the Regional Commercial category on the east side of Pegasus Drive.</p> <p><u>Thoroughfare Plan (CP Map 4.3)</u> Pegasus Drive: Community Collector; North Outer Loop: Major Arterial, CIP Project with 4 lane blvd section; Future Community Collector runs N/S and connects to new North Outer Loop. Site plan includes the two new roadways.</p> <p><u>Availability of Public Facilities (CP Goal 4)</u> Water and sewer available to serve this site. Existing water and sewer lines along Pegasus. CIP project includes new water and sewer mains.</p>
Trails Master Plan & Subd. Ord.	<p><u>Trails MP:</u> Proposed Thoroughfare Connector Trail along the North Outer Loop. CIP project includes 10 ft wide sidewalk along the south side; applicant responsible for minimum 6 ft. wide sidewalk on the north side.</p> <p><u>Subdivision Ord:</u> Minimum 5 ft. wide sidewalk along the Future Community Collector street running North/South, along the west side of the collector street Pegasus Drive, and along the north side of Moores Mill Road.</p>
Mobility Master Plan	No conflict. Coordinate with Public Works for drive entrances to North Outer Loop as access may be limited on median-separated blvd and near overpass.

STAFF RECOMMENDATION: Staff recommends approval of the requested rezoning and site/development plan subject to the conditions below:

1. The use and development of the property shall conform to the General Retail Zoning District standards except as follows:
 - a. Multi-Family Use allowed only on Tract 1 per MF2 District standards. This use may include multiple single-family homes in a cottage style development situated on one lot.
 - b. Detached Single Family homes on individual lots may observe minimum lot width of 45 ft. with 40 ft. width allowed on cul-de-sacs or knuckles, measured at the front yard setback line. Minimum 15 ft. front yard setback required.
 - c. Duplex use is prohibited.

2. Screening/buffering required per UDC 7.7.4.
3. Minimum 5' wide sidewalk required along Pegasus Rd and Future Community Collector street bisecting the property. Minimum 6' wide sidewalk required along north side of Outer Loop North. Minimum 5' wide sidewalk required along Moores Mill Rd.
4. Landscaping required per UDC Section 7.4
5. Development shall comply with Residential Subdivision Entrance/Access Design Standards. An enhanced entrance shall be provided for each additional 150 dwelling units over 300.
6. A subdivision plat is required prior to site development.
7. Substantial compliance with site/development plan. Minor revisions may be approved by the Planning Director; major revisions require PZC/CC approval.
8. For residential uses other than multi-family, a minimum of one tree per dwelling unit shall be provided in the front yard with a minimum two-inch DBH at the time of planting.

BOARDS & COMMISSIONS RECOMMENDATION: On April 7, 2025 the Planning and Zoning Commission met and reviewed this item and recommended approval by a vote of 5 to 4.

FISCAL IMPACT: Not Applicable.

ATTACHMENTS:

Ordinance

Site/Development Plan

Tables

Maps

Photos

Property Owner Responses