

Rezoning: AG to LI

Case: FY-21-18-ZC

Applicant: Temple EDC Evaluation only.

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Location: 1801, 2215, & 0.24 ac portion of 2717 Moores Mill Rd
South of Moores Mill Rd and Brewster Rd Intersection

Planning and Zoning Commission

City Council First Reading

City Council Second Reading

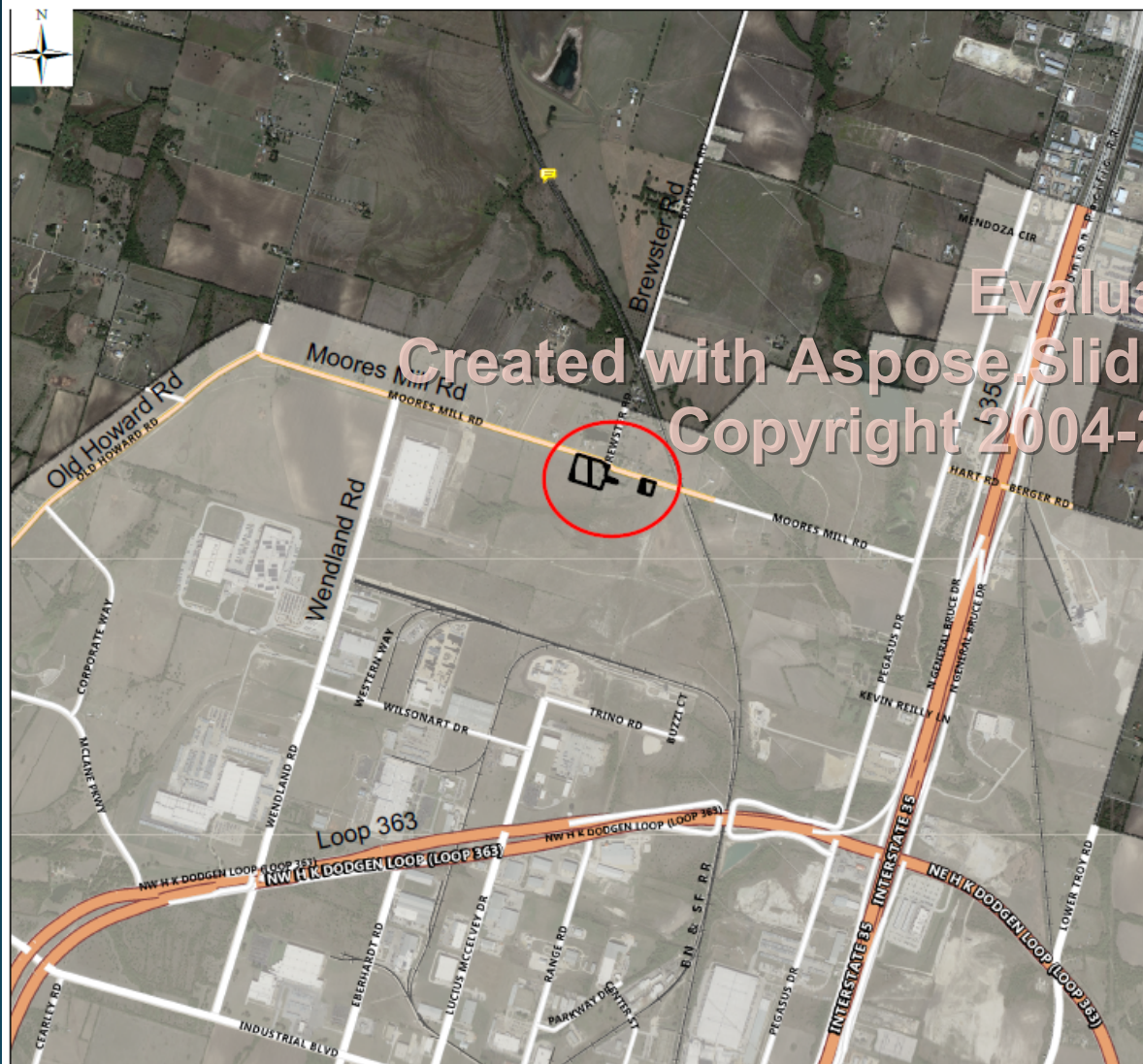
April 5, 2021

May 6, 2021

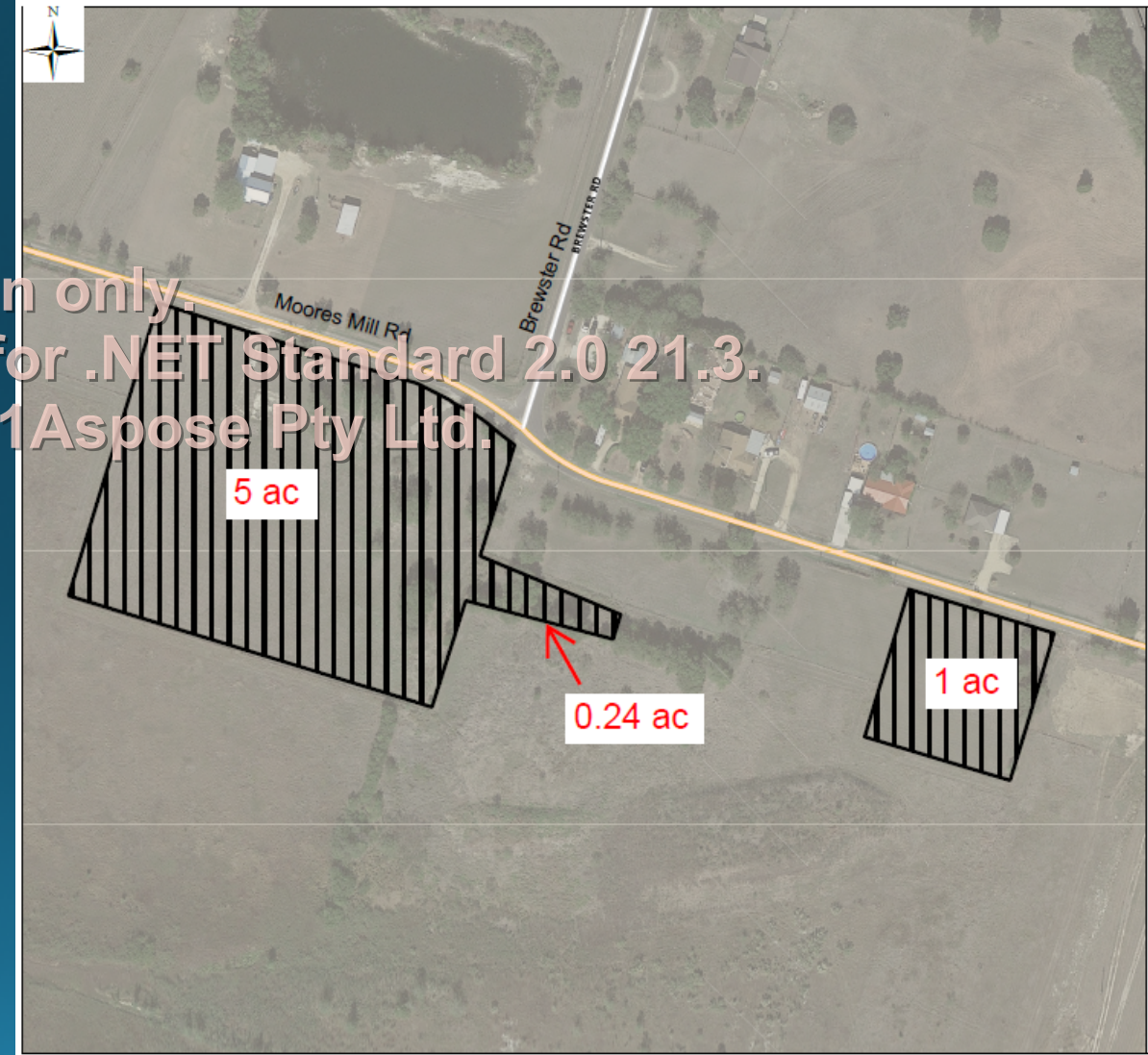
May 20, 2021

BACKGROUND

Vicinity Map



Aerial Map

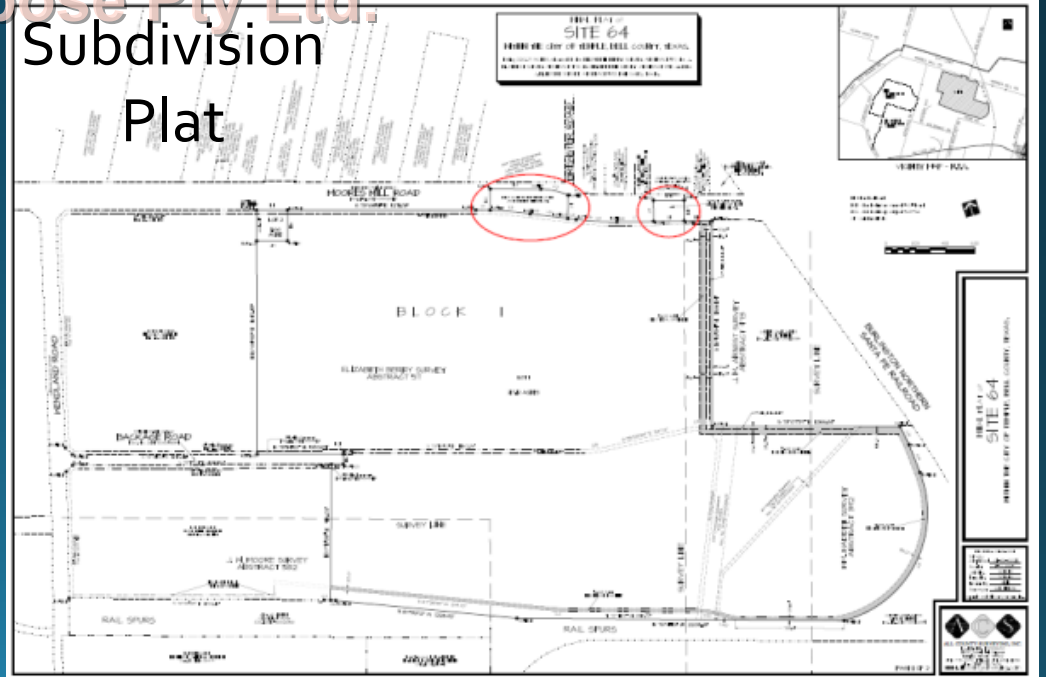
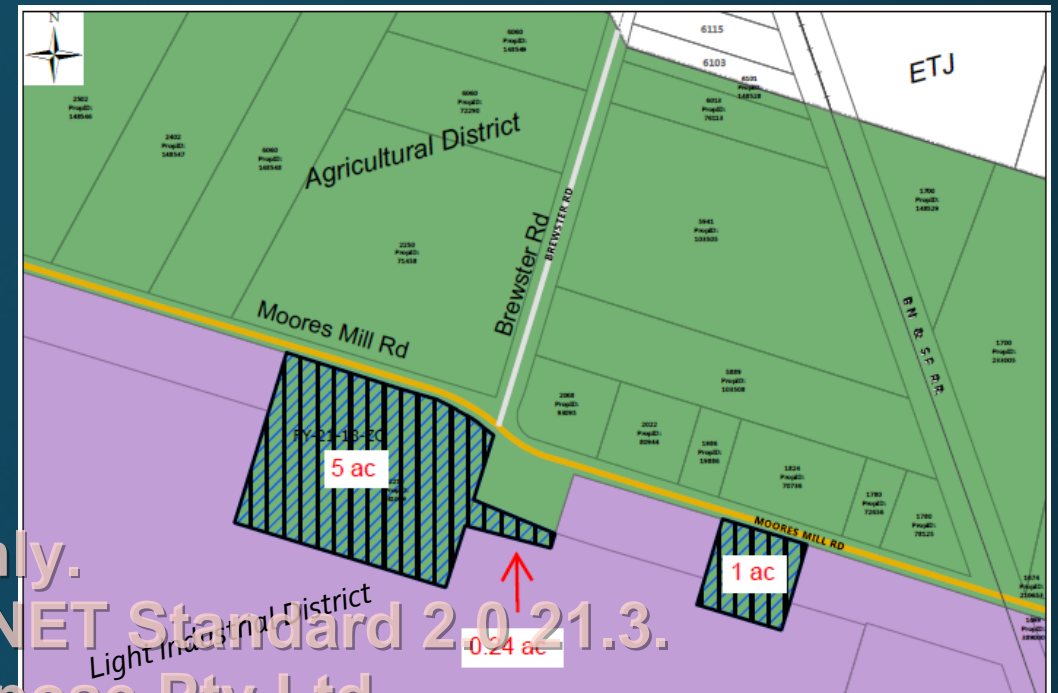


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BACKGROUND

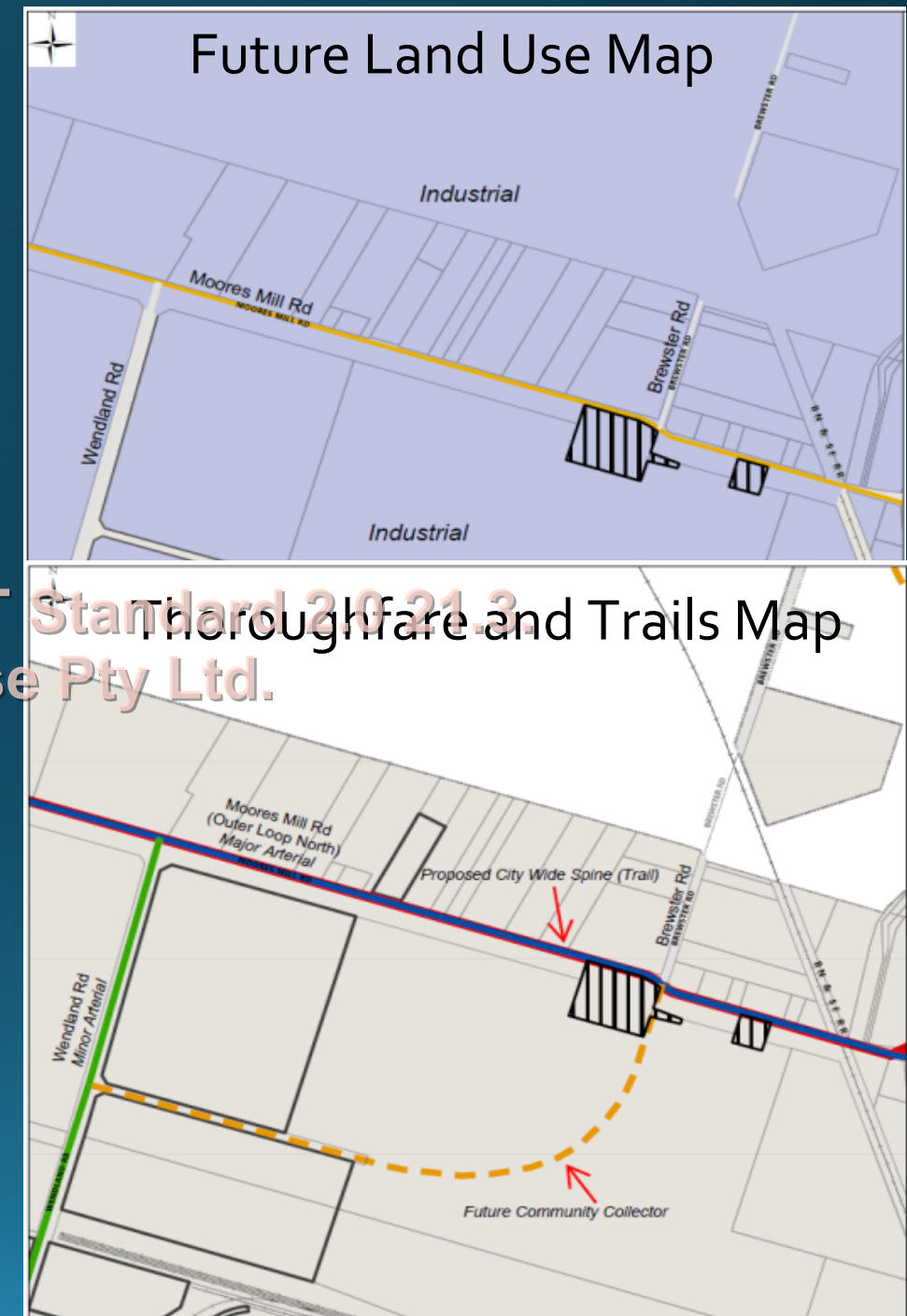
- Rezoning requested to secure consistent zoning for entire property for future industrial development.
- TEDC owns adjacent 217 ac tract, acquiring 2 city-owned tracts via economic development agreement.
- Northern portion of tracts will be dedicated as ROW for Moores Mill Road (Outer Loop North) with plat; southern portion incorporated into plat boundary.

Zoning Map

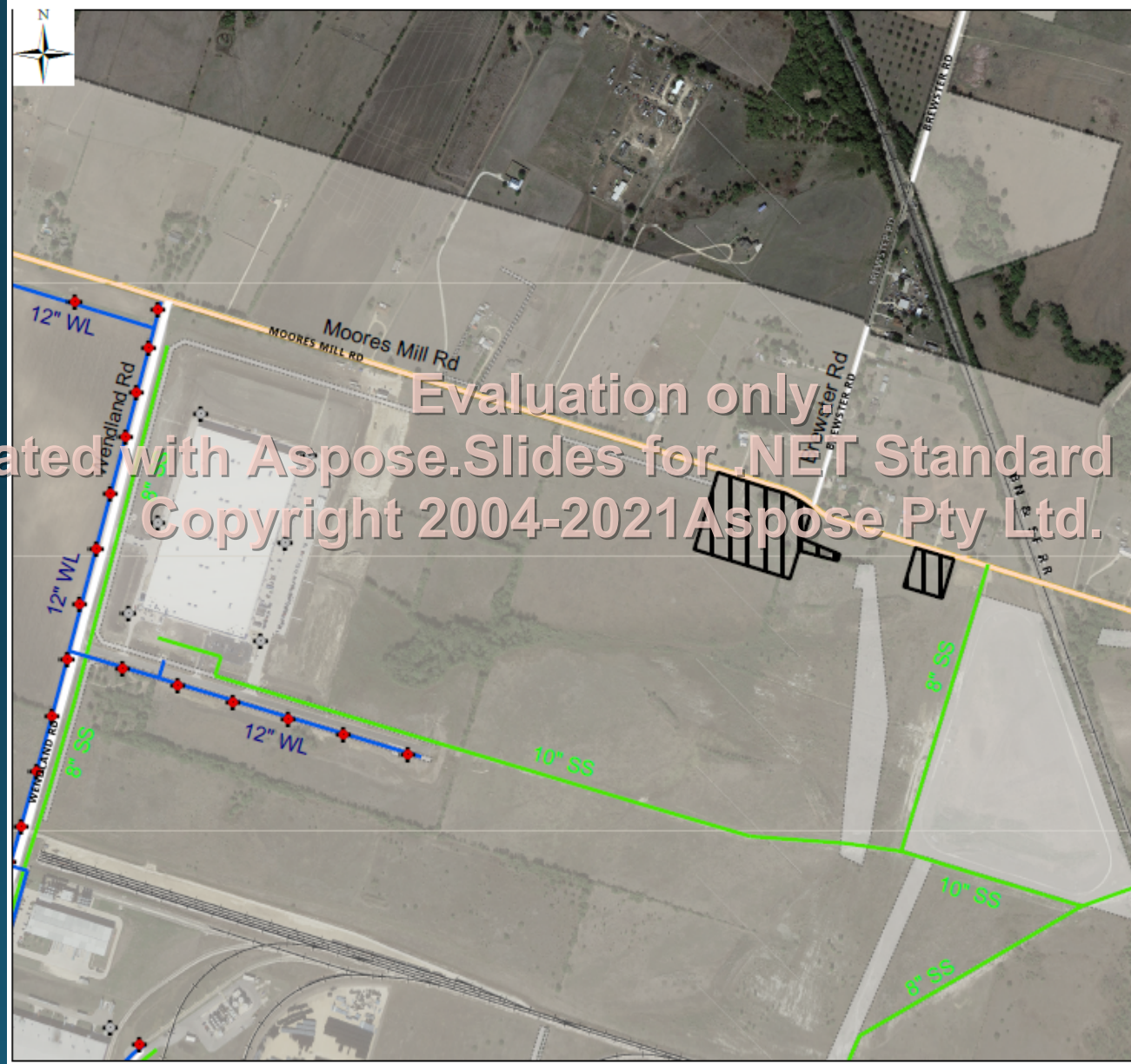


BACKGROUND

- Requested LI zoning consistent with FLUM—*Industrial*.
- T-Plan
 - Moores Mill Rd (Outer Loop North) Major Arterial (current project)
 - Brewster Rd extension to Wendland as Community Collector (evaluation with building permit and/or future replats)
- Trails Master Plan shows proposed city wide spine (part of Outer Loop North project)



Utility Map



Compliance Summary

Future Development Plan	YES
Compatible with Surrounding Uses & Zoning	YES
Public Facilities Available	YES
Thoroughfare Plan	YES

PHOTOS

1 ac Rezoning Site



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0.24 ac Rezoning Site



5 ac Rezoning Site

(1 ac Site) Adjacent Property to the South



(5 ac Site) Adjacent Property to the South

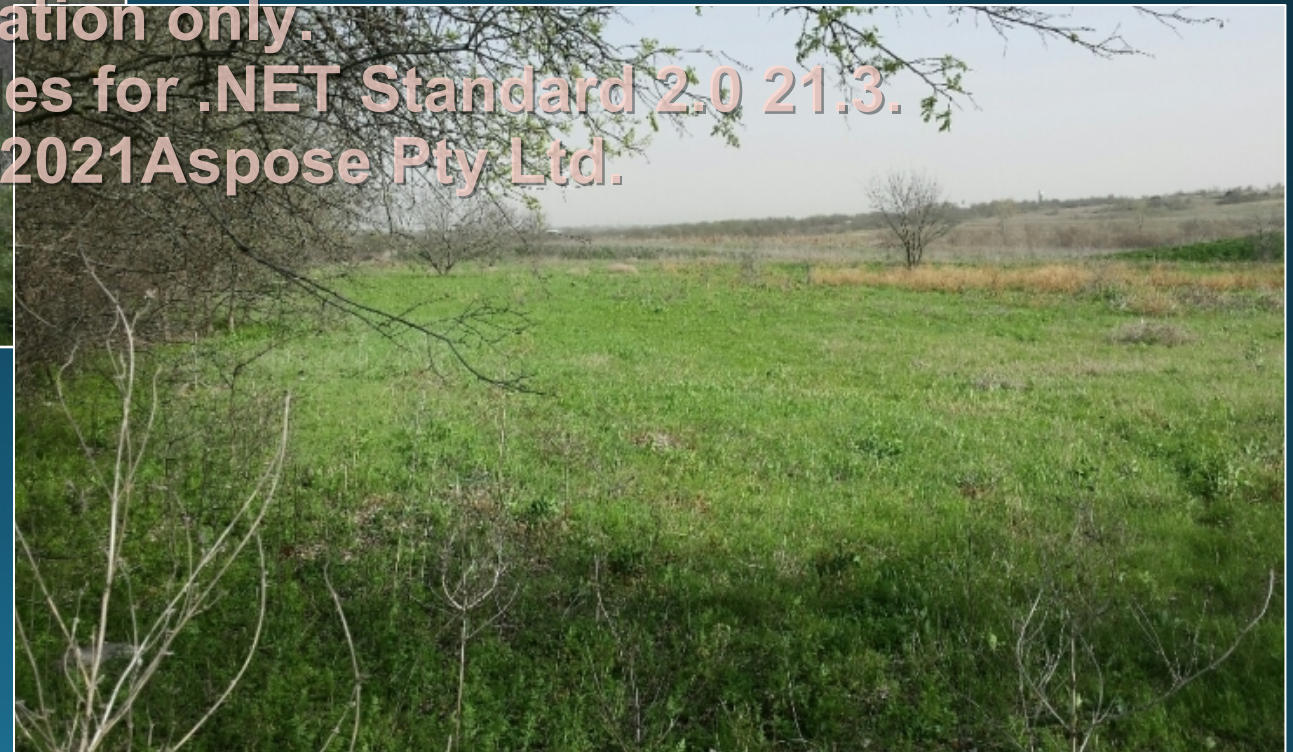


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(1 ac Site) Adjacent Property to the East



(5 ac Site) Adjacent Property to the East



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(1 ac Site) Adjacent Property to the West



(5 ac Site) Adjacent Property to the West



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(1 ac Site) Property on North Side of Moores Mill Rd



(5 ac Site) Property on North Side of Moores Mill Rd



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Notification of Rezoning

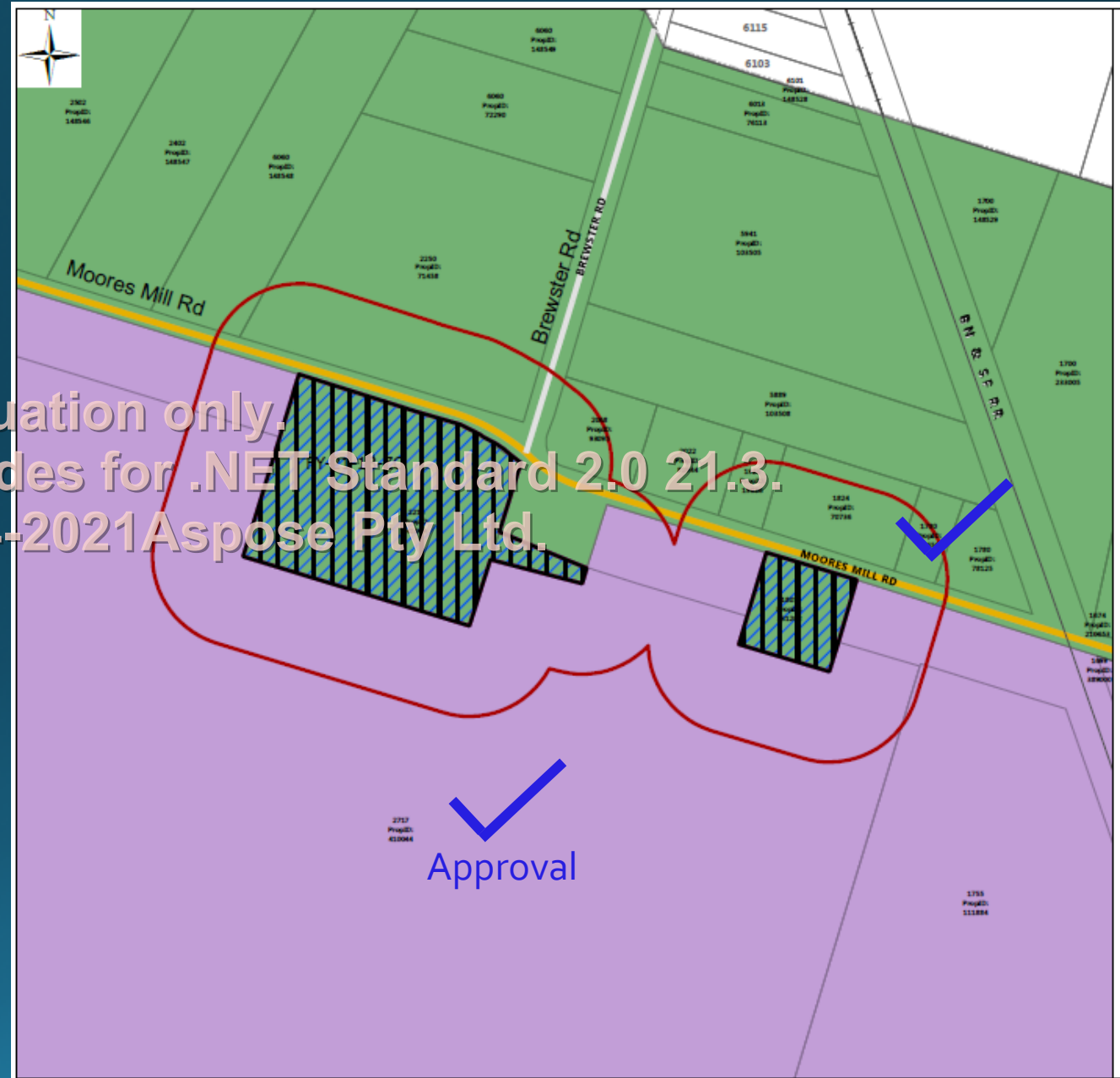
PUBLIC NEWSPAPER NOTICE:

Printed March 21, 2021

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PROPERTY OWNERS: Copyright 2004-2021 Aspose Pty Ltd.

9 notices mailed – 2 responses
received in favor

Notification Map



Staff Recommendation

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Staff recommends approval of rezoning from AG to LI District

P&Z Recommendation

At the April 5, 2021 meeting, the Planning & Zoning Commission voted 8 to 0 to approve the rezoning per staff recommendation.

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Questions/Comments

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Tables – FY-21-18-ZC

Permitted & Conditional Uses Table (Generalized) Agricultural (AG) & Light Industrial (LI)

Use Type	Agricultural (AG)	Light Industrial (LI)
Agricultural Uses	Farm, Ranch or Orchard; Greenhouse CUP for Animal Shelter; Fish or Poultry Hatchery; Kennel w/o Vet Hospital; Livestock Auction	Animal Shelter; Farm, Ranch or Orchard; Greenhouse; Poultry Hatchery; Kennel w/o Vet Hospital; CUP for Fish Hatchery; Livestock Auction
Residential Uses	Family/Group Home; SF Detached; Industrialized Housing; CUP for Convent/Monastery; Fraternity or Sorority; Home for the Aged; MH or RV Park	Boarding/Rooming House; Convent/Monastery; Fraternity or Sorority; Home for the Aged CUP for Family or Group Home; RV Park
Educational and Institutional Uses	School or Church CUP for Cemetery; Child Care Group Home/Center; College; Community Center; Fraternal Lodge; Fairgrounds; Pre-School; Social Service Shelter; Hospital	Art Gallery/Museum; Pre-School; School or Church; College; Business/Trade School; Hospital; Fairground; Fraternal Lodge; Group Home/Center; Military Reserve CUP for Cemetery; Community Center; Shelters—Emergency, Social Service, Transitional, Substance Abuse; Halfway House; Correctional Facility
Retail & Service Uses	CUP for Exercise Gym; Vet Hospital w Kennels	Alcoholic Beverage Sales for Off-Premise Consumption; Exercise Gym; Food/Beverage Sales w/o Fuel; Vet Office/Hospital w Kennels; Various Retail Shops/Services; Tool Rental w Outside Storage
Commercial Uses	None	Flea Market (Indoor & Out); Shop—Cabinet, Printing, Plumbing, Upholstery, Welding; Contractor Storage/Equipment and Heavy Machinery Sales; Storage & Repair; Minor Storage Warehouse; Open Storage of Furniture, Appliances, or Machinery
Office Uses	None	Office; Warehouse Office
Industrial Uses	CUP for Temp Asphalt/Concrete Plant; Animal Feed Lot; Medical Lab; Recycling Collection	Temp Asphalt/Concrete Plant; Distribution Center; Light Manufacturing; Medical Lab; Recycling Collection CUP for Permanent Asphalt/Concrete Plant; Compost Operations; Landfill; Indoor Recycling Operation; Slaughterhouse/Meat Packing
Recreational Uses	Park; Stadium; Zoo CUP for Outdoor Amusement; Country Club/Golf Course; Drag Strip; Rodeo Grounds; Roller/Ice Rink; Outdoor Shooting Range; Commercial Swimming Pool	Alcoholic Beverage Sales for On-Premise Consumption Beer/Wine less than 75% Revenue; Commercial Amusement (Indoor & Out); Country Club/Golf Course; Theater (Indoor & Out); Park; Stadium; Rodeo Grounds; Roller/Ice Rink; Dance Hall; Zoo; Commercial Swimming Pool CUP for All Alcoholic Beverages; Children Day Camp; Drag Strip; Outdoor Shooting Range
Vehicle Service Uses	None	Auto Leasing; Major/Minor Vehicle and Boat Servicing & Repair; Auto Storage/Auction; Car Wash; Truck Stop; Sales—Auto, Boat, Motorcycle, Trailers, MH, Trucks, and Fuel
Restaurant Uses	None	Restaurants including drive-in
Overnight Accommodations	CUP for RV Park	Hotel/Motel CUP for RV Park
Transportation Uses	CUP for Airport/Heliport	Airport/Heliport/Helistop; Bus Station; Emergency Vehicle Service; RR Yard, Station, Terminal; Commercial Parking Lot

Dimensional Standards

	Current AG Residential Use	Current AG Non-Residential Use	Proposed LI Non-Residential Use
Minimum Lot Size	1 ac	n/a	n/a
Minimum Lot Width	100 ft	n/a	n/a
Minimum Lot Depth	150 ft	n/a	n/a
Front Setback	15 ft	50 ft	30 ft from street centerline
Side Setback	15 ft	20 ft	0 ft
Side Setback (corner)	15 ft	15 ft	10 ft
Rear Setback	10 ft	10 ft	0 ft
Max Building Height	3 stories	3 stories	Any legal height not prohibited by other laws

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