

# Tables – FY-21-18-ZC

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

Use Type	Agricultural (AG)	Light Industrial (LI)
<b>Agricultural Uses</b>	Farm, Ranch or Orchard; Greenhouse <b>CUP</b> 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; <b>CUP</b> for Fish Hatchery; Livestock Auction
<b>Residential Uses</b>	Family/Group Home; SF Detached; Industrialized Housing; <b>CUP</b> 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 <b>CUP</b> for Family or Group Home; RV Park
<b>Educational and Institutional Uses</b>	School or Church <b>CUP</b> 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 <b>CUP</b> for Cemetery; Community Center; Shelters—Emergency, Social Service, Transitional, Substance Abuse; Halfway House; Correctional Facility
<b>Retail &amp; Service Uses</b>	<b>CUP</b> 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 <b>CUP</b> for Alcoholic Beverage/Package Store
<b>Commercial Uses</b>	None	Flea Market (Indoor & Out); Shops –Cabinet, Printing, Plumbing, Upholstery, Welding; Contractor Storage/Equipment Yard; Heavy Machinery Sales, Storage & Repair; Mini Storage Warehouse; Open Storage of Furniture, Appliances, or Machinery
<b>Office Uses</b>	None	Office; Warehouse Office
<b>Industrial Uses</b>	<b>CUP</b> for Temp Asphalt/Concrete Plant; Animal Feed Lot; Medical Lab; Recycling Collection	Temp Asphalt/Concrete Plant; Distribution Center; Light Manufacturing; Medical Lab; Recycling Collection <b>CUP</b> for Permanent Asphalt/Concrete Plant; Compost Operations; Landfill; Indoor Recycling Operation; Slaughterhouse/Meat Packing; Wrecking/Salvage Yard
<b>Recreational Uses</b>	Park; Stadium; Zoo <b>CUP</b> 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 <b>CUP</b> for All Alcoholic Beverages; Children Day Camp; Drag Strip; Outdoor Shooting Range
<b>Vehicle Service Uses</b>	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
<b>Restaurant Uses</b>	None	Restaurants including drive-in
<b>Overnight Accommodations</b>	<b>CUP</b> for RV Park	Hotel/Motel <b>CUP</b> for RV Park
<b>Transportation Uses</b>	<b>CUP</b> for Airport/Heliport	Airport/Heliport/Helistop; Bus Station; Emergency Vehicle Service; RR Yard, Station, Terminal; Commercial Parking Lot

### Surrounding Property & Uses

Direction	Future Development Plan	Zoning	Current Land Use
Site	Industrial	AG	Undeveloped
North	Industrial	AG	Single Family Residential
South	Industrial	LI	Undeveloped
East	Industrial	LI	Undeveloped
West	Industrial	LI	Undeveloped

### Compliance with Approved Plans

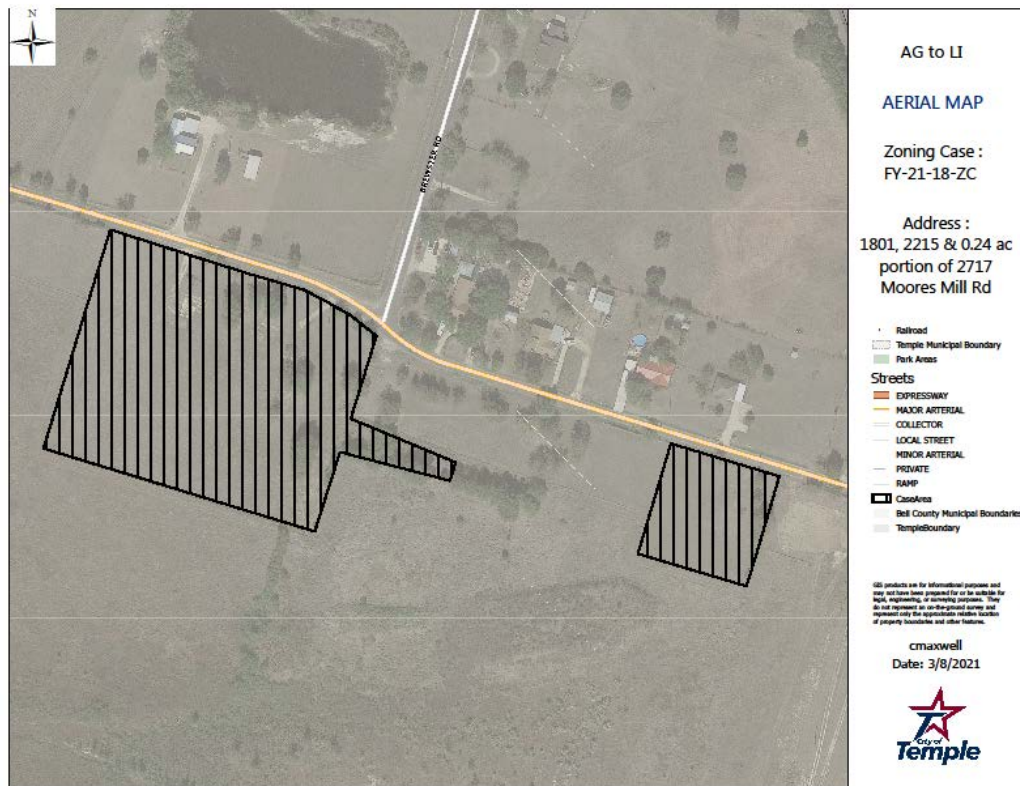
Document	Map, Focus Area or Goal	Compliance?
CP	Map 4.2 - Future Development Plan	YES
CP	Map 4.3 - Thoroughfare Plan	YES
CP	Focus Area – Smart Growth	YES
CP	Goal 1 – Support desired development through thoughtful consideration of infrastructure, community character, and economic impact	YES
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	YES

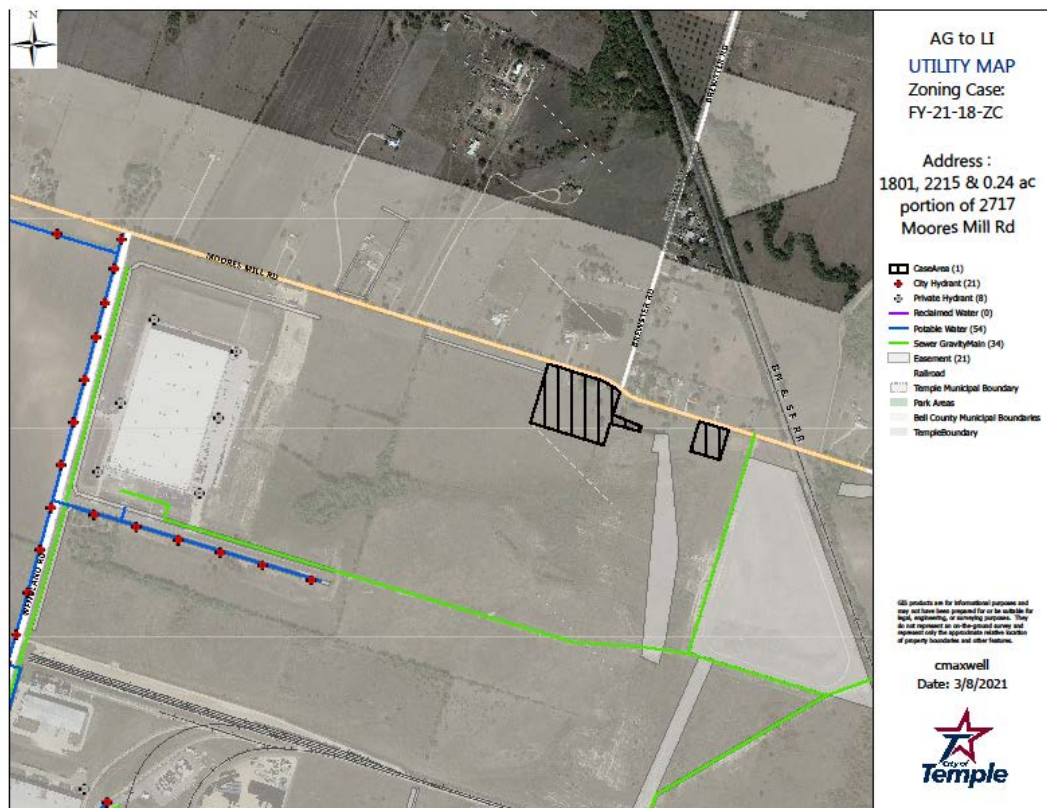
CP = Comprehensive Plan      STP = Sidewalk & Trails Plan

### Dimensional Standards

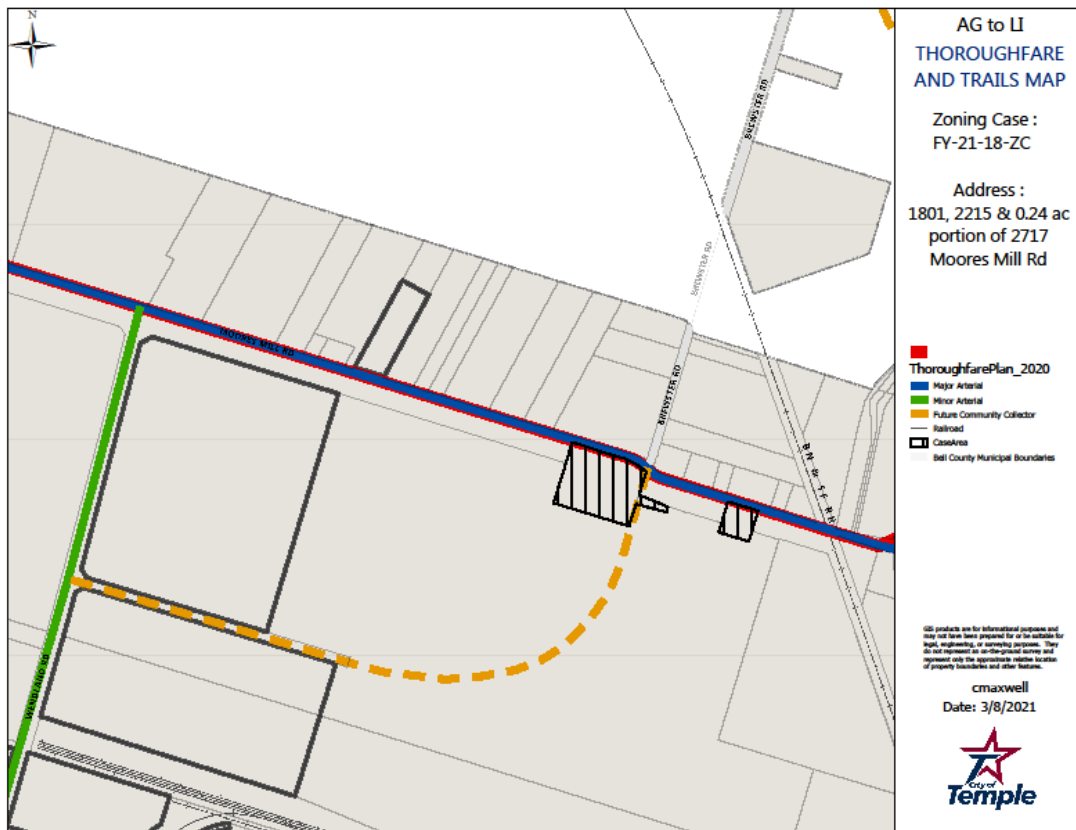
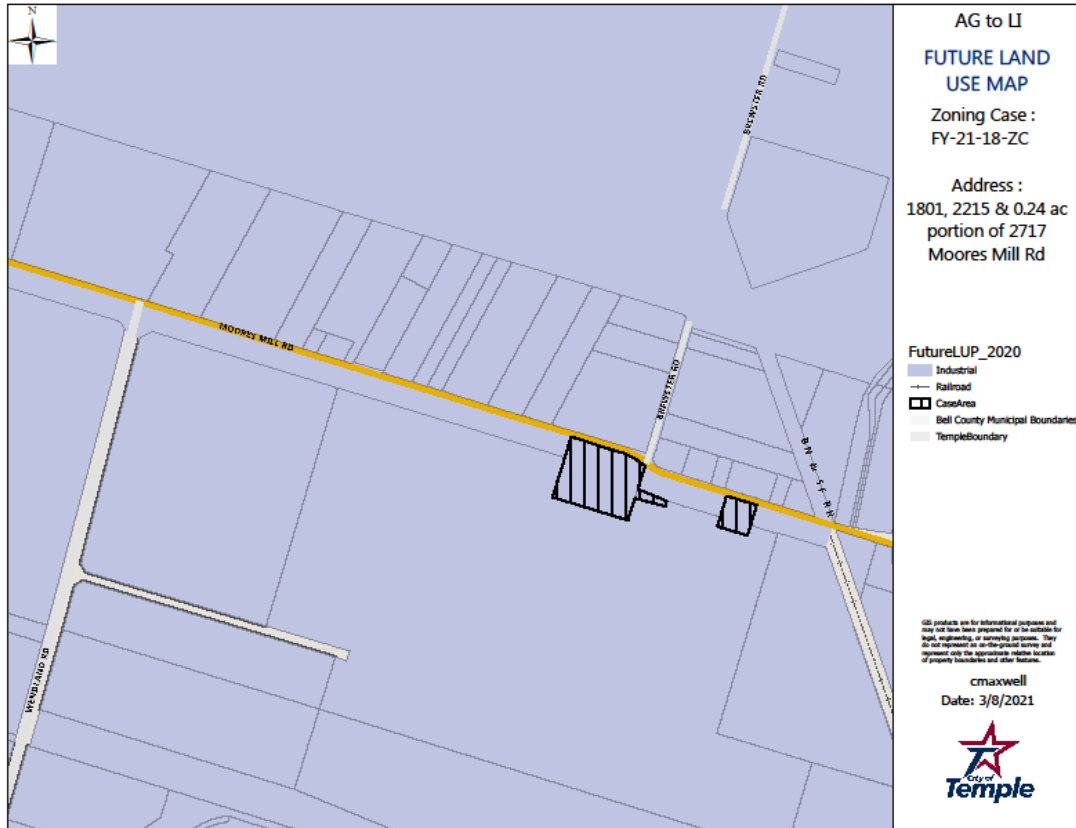
	Current AG Residential Use	Current AG Non-Residential Use	Proposed LI Non-Residential Use
Minimum Lot Size	1 ac	n/a	n/a
Minimum Lot Width	100 ft	n/a	n/a
Minimum Lot Depth	150 ft	n/a	n/a
Front Setback	50 ft	50 ft	30 ft from street centerline
Side Setback	15 ft	20 ft	0 ft
Side Setback (corner)	15 ft	15 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

# Maps











AG to LI  
200'  
NOTIFICATION MAP  
Zoning Case :  
FY-21-18-ZC

Address :  
1801, 2215, & 0.24 ac  
portion of 2717  
Moore's Mill Rd

Streets  
MAJOR ARTERIAL  
LOCAL STREET  
Production\_SDE.CurrentZoningCases

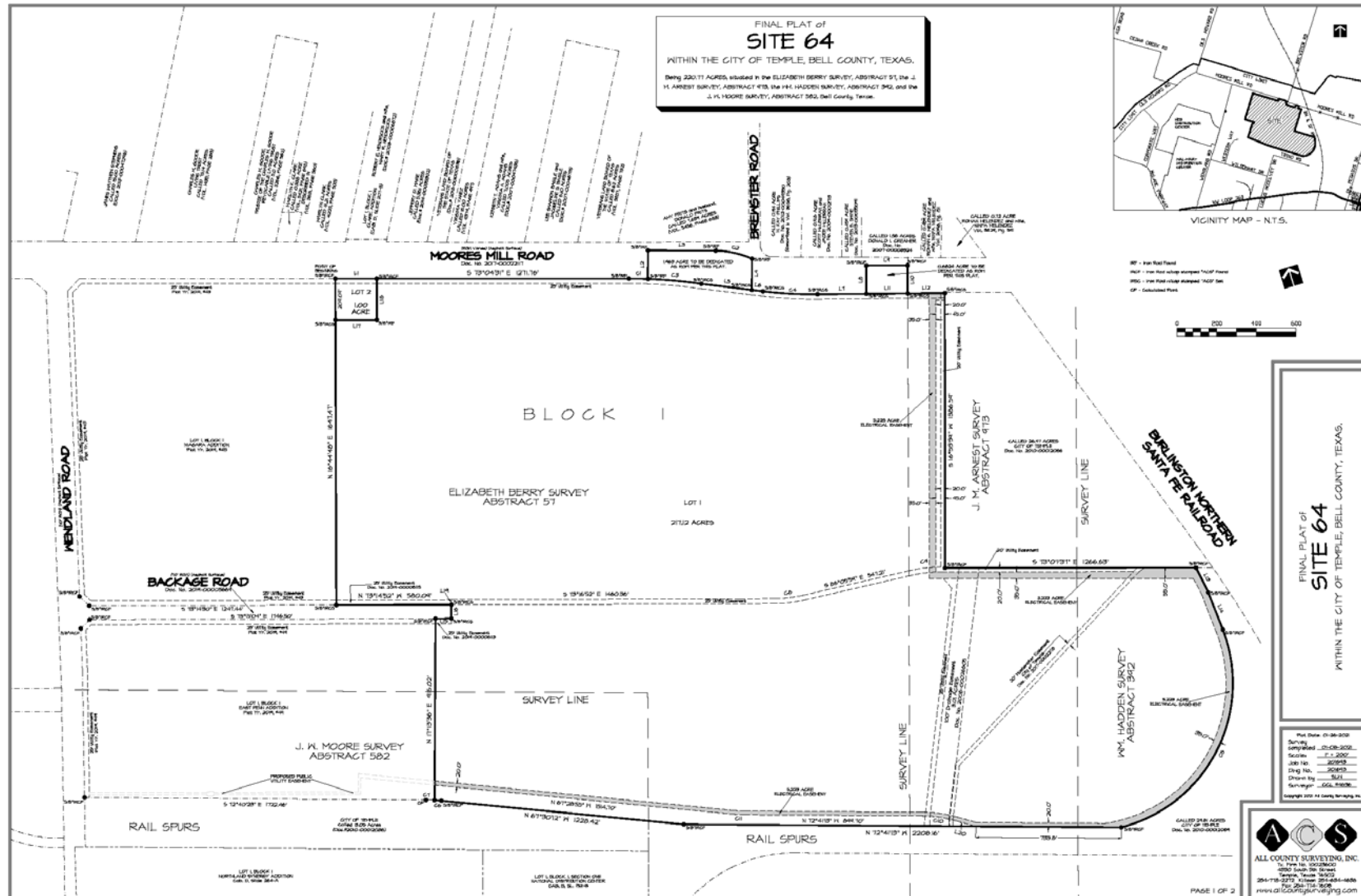
Zoning  
LI  
AG  
Buffer  
CaseArea  
Bell County Municipal Boundaries  
TempleBoundary

GIS products are 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.

cmaxwell  
Date: 3/8/2021



## Proposed Plat – Site 64



# PHOTOS



**1 ac Rezoning Site**



**(1 ac Site) Adjacent Property to the South**





**(1 ac Site) Adjacent Property to the East**



**(1 ac Site) Adjacent Property to the West**





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



**5 ac Rezoning Site**





**(5 ac Site) Adjacent Property to the South**



**(5 ac Site) Adjacent Property to the East (0.24 ac Tract)**





**(5 ac Site) Adjacent Property to the West**



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





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

March 19, 2021

Prop ID# 410044  
TEMPLE ECONOMIC DEVELOPMENT CORPORATION  
201 W AVENUE A STE 103  
TEMPLE, TX 76501-7603



**Zoning Application Number:** FY-21-18-ZC

**Case Manager:** Cheryl Maxwell

**Location:** 1801, 2215, and 0.24 ac portion of 2217 Moores Mill Rd

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

**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, [cmaxwell@templetx.gov](mailto:cmaxwell@templetx.gov), or mail or hand-deliver this comment form to the address below, no later than **April 5, 2021**.

City of Temple  
Planning and Development Department  
2 North Main Street, Suite 102  
Temple, Texas 76501

Number of Notices Mailed:

9

Date Mailed: March 19, 2021

**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

March 19, 2021

Prop ID# 72656  
SORIA-CHAVEZ, DEMETRIO  
1780 MOORES MILL RD  
TEMPLE, TX 76504

RECEIVED  
APR 12 2021  
CITY OF TEMPLE  
PLANNING & DEVELOPMENT

Zoning Application Number: FY-21-18-ZC

Case Manager: Cheryl Maxwell

Location: 1801, 2215, and 0.24 ac portion of 2217 Moores Mill Rd

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I ( ☒ ) agree

( ) disagree with this request

**Comments:**

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**Signature**

**Print Name**

*Demetrio Soria Chavez*

(Optional)

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

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