


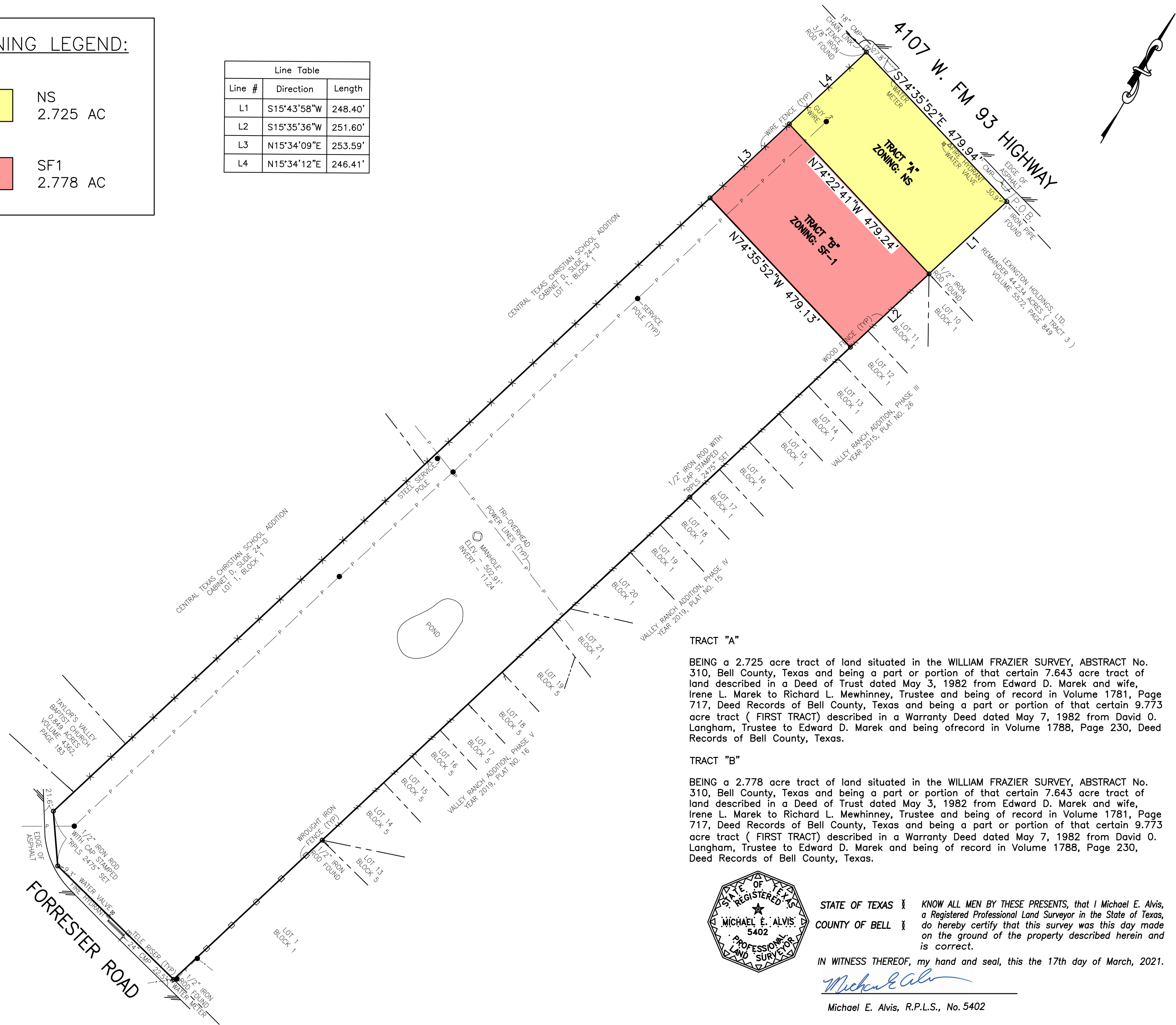


## ZONING LEGEND:

	NS 2.725 AC
	SF1 2.778 AC

Line Table		
Line #	Direction	Length
L1	S15°43'58"W	248.40'
L2	S15°35'36"W	251.60'
L3	N15°34'09"E	253.59'
L4	N15°34'12"E	246.41'



**TURLEY ASSOCIATES, INC.**  
ENGINEERING • PLANNING • SURVEYING

301 N. 3rd St.  
TEMPLE, TEXAS 76501

254.773.2400  
www.turley-inc.com

TPBE No. F-1658 • TBPLS No. 10056000

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TURLEY ASSOCIATES INC.

ZONING SITE PLAN FOR:  
4107 W. FM 93  
TMEPLE, TEXAS 76502

PREPARED FOR:  
CHRIS HODGES

REVISIONS		
DATE	DESCRIPTION	DFTR
3/15	UPDATE BOUNDARY	MEB
DRAFTSMAN: MEB		
DATE: 03/04/2021		
COMPUTER FILE NAME: 21-383 ZONING EXHIBIT		
REFERENCE DRAWING NUMBERS: 21-383 CERT		
JOB NUMBER: 21-383		PAGE# <b>01</b>
DRAWING NUMBER: 21383-D		

50

**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>	<b>YES</b>	It is fully anticipated that the anticipated development / site plan, in the form of the subdivision, will conform to all applicable provisions of the UDC as well as to dimensional, developmental and design standards adopted by the City for residential and non-residential development. The development/ site plan will be submitted at a later date and is anticipated after annexation and rezoning of the adjacent 23.834 +/- acres to the south of the subject property. A condition is proposed that non-residential development of the NS portion requires the development/ site plan to be reviewed by the Planning & Zoning Commission and City Council when it is submitted. It will be reviewed on their own merits and be required to meet the requirements of the UDC.
<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 impacts and neighborhood is mitigated.</b>	<b>YES</b>	Drainage and other related engineering will be addressed through the review of the development/ site plan (plat) and building permit process. No impacts to existing natural resources on the property have been identified.
<b>C. The development is in harmony with the character, use and design of the surrounding area.</b>	<b>YES</b>	The Planned Development project as a whole proposes 29.334 +/- acres with a combination of primarily detached residential housing being developed in the same fashion as the adjacent Valley Ranch subdivision. 2.725 +/- acres of neighborhood service zoned land that fronts along FM 93. The PD-NS zoned land is approximately the same depth of the existing PD-NS that is on either side of Dubose Road within the Valley Ranch subdivision and is consistent with that land use. this Planned Development will be developed in the same fashion and include enhanced landscaping, fencing and standards that will promote and maintain harmony with the surrounding area.
<b>D. Safe and efficient vehicular and pedestrian circulation systems are provided.</b>	<b>YES</b>	Vehicular access will be from proposed interior local streets which provide connectivity in all perimeter directions and connectivity to FM 93. At this time, no circulation issues have been identified but will be evaluated with the development/ 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>	<b>YES</b>	Parking will be provided for residential development as required by UDC Section 7.5, such as dimensional standards, surface material as well as maneuvering distances. The same applies to any non-residential development that would be proposed. Compliance to UDC Section 7.5 will be determined during the review of the building permits.
<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>	<b>YES</b>	Review of the circulation layout will be addressed with the reviews of the forthcoming development/ site plan and subdivision plat. At this time, no significant issues have been identified.
<b>G. Streets are coordinated so as to compose a convenient system consistent with the Thoroughfare Plan of the City.</b>	<b>YES</b>	Compliance and consistency with the Thoroughfare Plan will be reviewed and confirmed with the forthcoming development/ site plan and subdivision plat. To date, no issues have been identified.
<b>H. Landscaping and screening are integrated into the overall site design:</b> <ol style="list-style-type: none"> <li><b>1. To provide adequate buffers to shield lights, noise, movement or activities from adjacent properties when necessary.</b></li> <li><b>2. To complement the design and location of buildings.</b></li> </ol>	<b>YES</b>	Landscaping requirements will be finalized during the building permit stage. The Development/ Site Plan for the Planned Development are anticipated to be consistent with the Planned Development for Valley Ranch proposed by the same developer. Compliance to PD conditions will be made with the review of the building plans. A condition of approval provides flexibility to the Director of Planning & Development to make minor adjustment for landscaping, buffering and screening as warranted to address buffering and screening needs.
<b>I. Open space areas are designed to ensure that such areas are suitable for intended recreation and conservation uses.</b>	<b>YES</b>	Parkland will be address with the review of the development/ site plan and the subdivision plat. Parkland will be required in accordance with UDC Section 8.3.
<b>J. Water, drainage, wastewater facilities, garbage disposal and other utilities necessary for essential services to residents and occupants are provided.</b>	<b>YES</b>	Water will be provided by the City of Temple. Wastewater will be provided by the City of Temple. Drainage & detention facilities as well as other utilities will be addressed with the review of the development/ site plan and the subdivision plat.

# Photos



**Site:** Active agricultural land (AG)



**Site:** Existing single family residence on acreage (AG)



**North:** Undeveloped land across FM 93 (AG)



**East:** Single family residential uses - Valley Ranch subdivision (PD-SF-1 & PD-UE)



**West:** Central Texas Christian School (AG)



**South:** Active agricultural land (ETJ)

# Tables

## Permitted & Conditional Uses Table (*Generalized*)

Base District: Agricultural (AG), Neighborhood Service (NS) & Single Family 1 (SF-1)

Use Type	Agricultural (AG)	Neighborhood Service (NS)
Agricultural Uses	Farm, Ranch or Orchard	Same as AG
Residential Uses	Single Family Residence (Detached & Attached) Industrialized Housing Family or Group Home Home for the Aged (CUP)	Single Family Detached & Attached Only Industrialized Housing Townhouse (1) No Apartment No Triplex No Duplex (2) Family /Group Home (CUP)
Retail & Service Uses	None	Most Retail & Service Uses Beer & Wine Sales, off-premise consumption (CUP)
Office Uses	None	Offices
Commercial Uses	None	None
Industrial Uses	Temporary Asphalt & Concrete Batching Plat (CUP)	Same as AG
Recreational Uses	None	Alcoholic Beverage Sales, beer & wine only $\leq 75\%$ (CUP) All Alcoholic sales - $\geq 50\%$ - $< 75\%$
Educational & Institutional Uses	Cemetery (CUP) Place of Worship Social Svc. Shelter (CUP) Child Care (CUP)	Art Gallery or Museum Cemetery (CUP) Child Care Place of Worship
Vehicle Service Uses	None	Fuel Sales
Restaurant Uses	None	Restaurant - No Drive-In
Overnight Accommodations	RV Park (CUP)	None
Transportation Uses	Emergency Vehicle Service (CUP) Helistop (CUP)	Helistop (CUP)

- (1) A Townhouse is a structure on an individual lot, that is one of a series of three or more dwelling units designed for single-family occupancy structurally connected or immediately adjacent to and abutting each other between individual dwelling units
- (2) A Duplex is a detached building designed and constructed within two separate living units under a single roof for occupancy of two families.

Use Type	Agricultural (AG)	Single Family 1 (SF-1)
Agricultural Uses	Farm, Ranch or Orchard	Same as AG
Residential Uses	Single Family Residence (Detached Only (1-acre min) Industrialized Housing Family or Group Home Home for the Aged (CUP)	Single Family Residence (Detached) (7,500 SF Min Lot Size) Home for the Aged (No CUP)
Retail & Service Uses	None	Same as AG
Commercial Uses	None	Same as AG
Office Uses	None	Same as AG
Industrial Uses	Temporary Asphalt & Concrete Batching Plat (CUP)	Same as AG
Recreational Uses	None	Same as AG
Vehicle Service Uses	None	Same as AG
Restaurant Uses	None	Same as AG
Overnight Accommodations	None	Same as AG
Transportation Uses	None	Same as AG

### Surrounding Property Uses

	Surrounding Property & Uses		
<u>Direction</u>	<u>Future Development Plan</u>	<u>Zoning</u>	<u>Current Land Use</u>
Site	Residential & Neighborhood Services	AG	Undeveloped
North	Residential & Neighborhood Services & Rural Estate	AG	Scattered residential & non-residential development across Georgetown Rail lines (B&C Estates subdivision)
South	Rural Estate	ETJ <i>Pending Annexation &amp; Rezoning to PD-SF-1</i>	Undeveloped <i>(Expansion for future single family residential)</i>
East	Residential & Neighborhood Services	PD-NS & PD-SF-1	Undeveloped FM 93 Frontage & Single Family Development (Valley Ranch)
West	Employment Mixed Use	AG	Central Texas Christian School

## Comprehensive Plan Compliance

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 and Trails Plan		

## Dimensional Standards

	<u>Current (AG) Residential</u>	<u>Proposed (PD-NS) Non-Residential</u>	<u>Proposed (PD-SF-1) Residential</u>
Minimum Lot Size	1 Acre Minimum	N/A	7,500 SF (per lot)
Minimum Lot Width	100 feet	N/A	60 feet
Minimum Lot Depth	150 feet	N/A	100 Feet
Front Setback	50 Feet	15 Feet	20 Feet
Side Setback	15 Feet	10 Feet	5 Feet
Side Setback (corner)	10 Feet	10 Feet	10 Feet
Rear Setback	10 Feet	❖ 10 Feet	10 Feet
Max Building Height	3 Stories	2 ½ Stories	2 ½ Stories

- ❖ 10' rear setback (Non-residential use abuts a residential zoning district or use - UDC Section 4.4.4.F3)

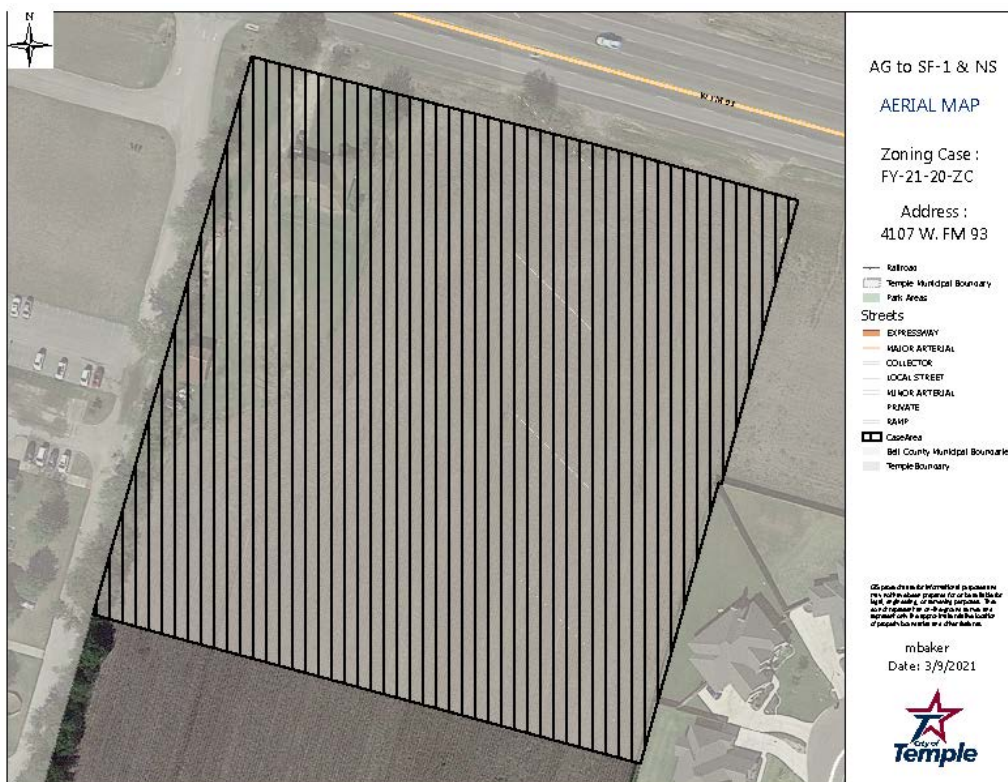
General provisions for buffering and screening for non-residential uses adjacent to residential uses are found in UDC Section 7.7, highlighted provisions include but not limited to:

- \* Landscaping or solid fencing from 6 to 8 feet in height (UDC Section 7.7.4),
- \* Refuse containers located in the side or rear of the property (UDC Section 7.7.6), and
- \* Screened outdoor storage (UDC Section 7.7.8.B1).

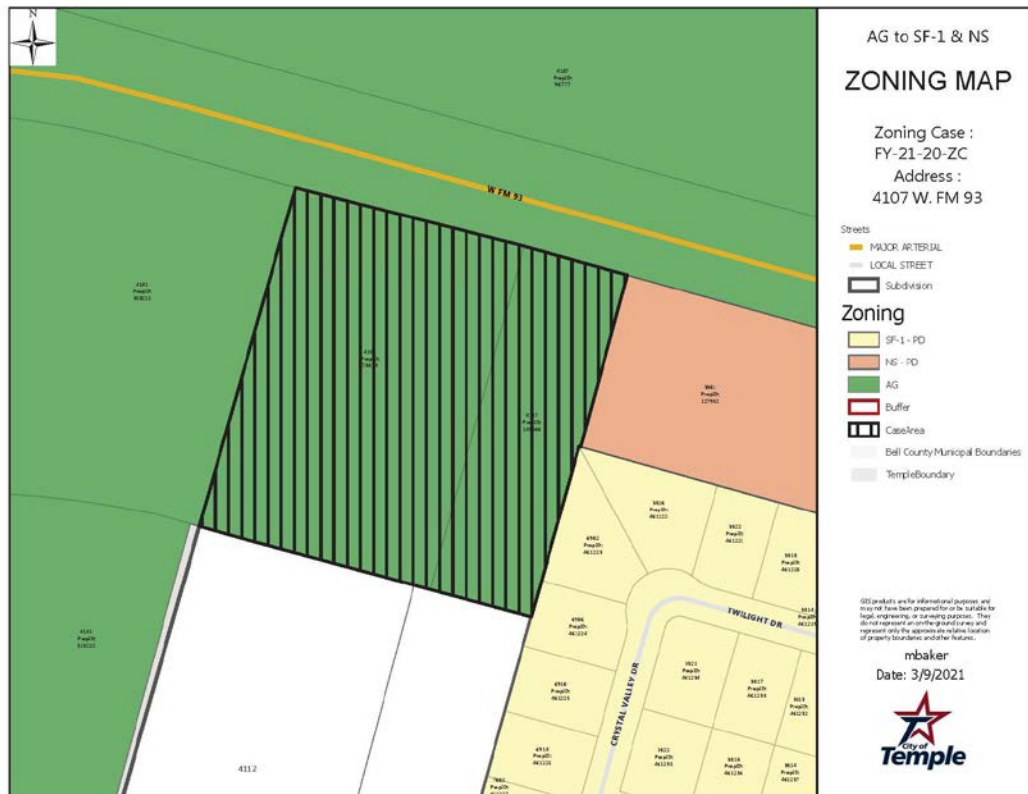
# Maps



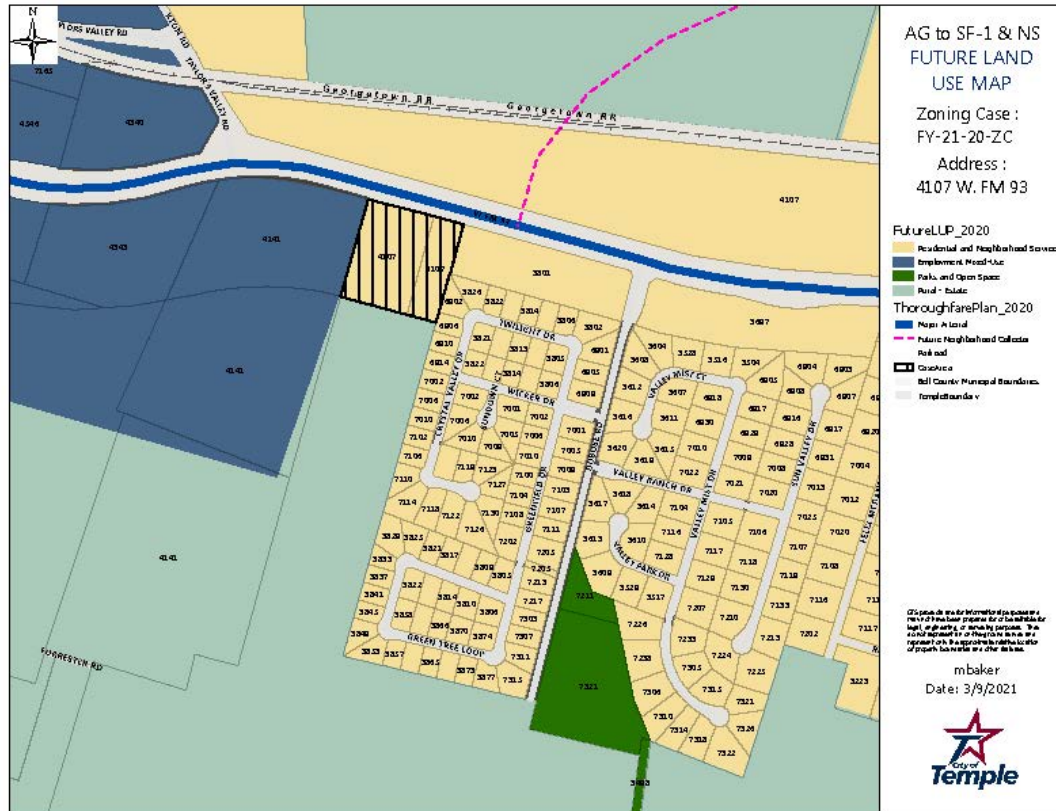
Location Map



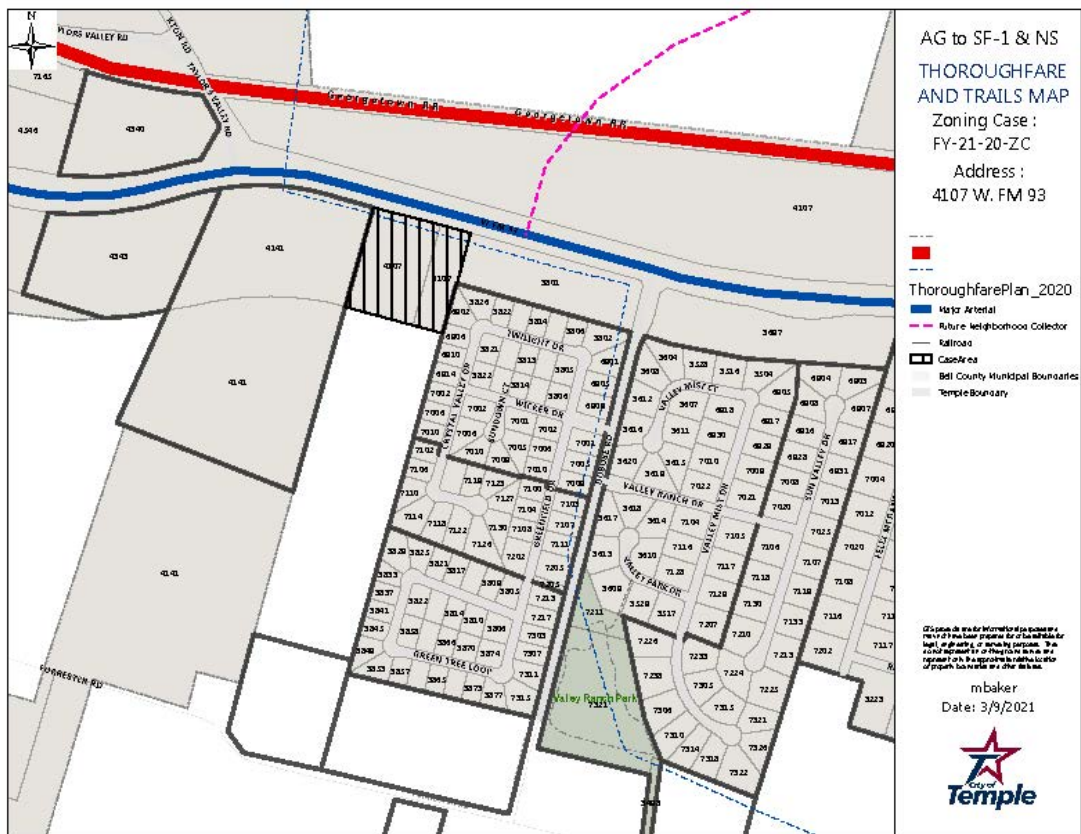
Aerial Map



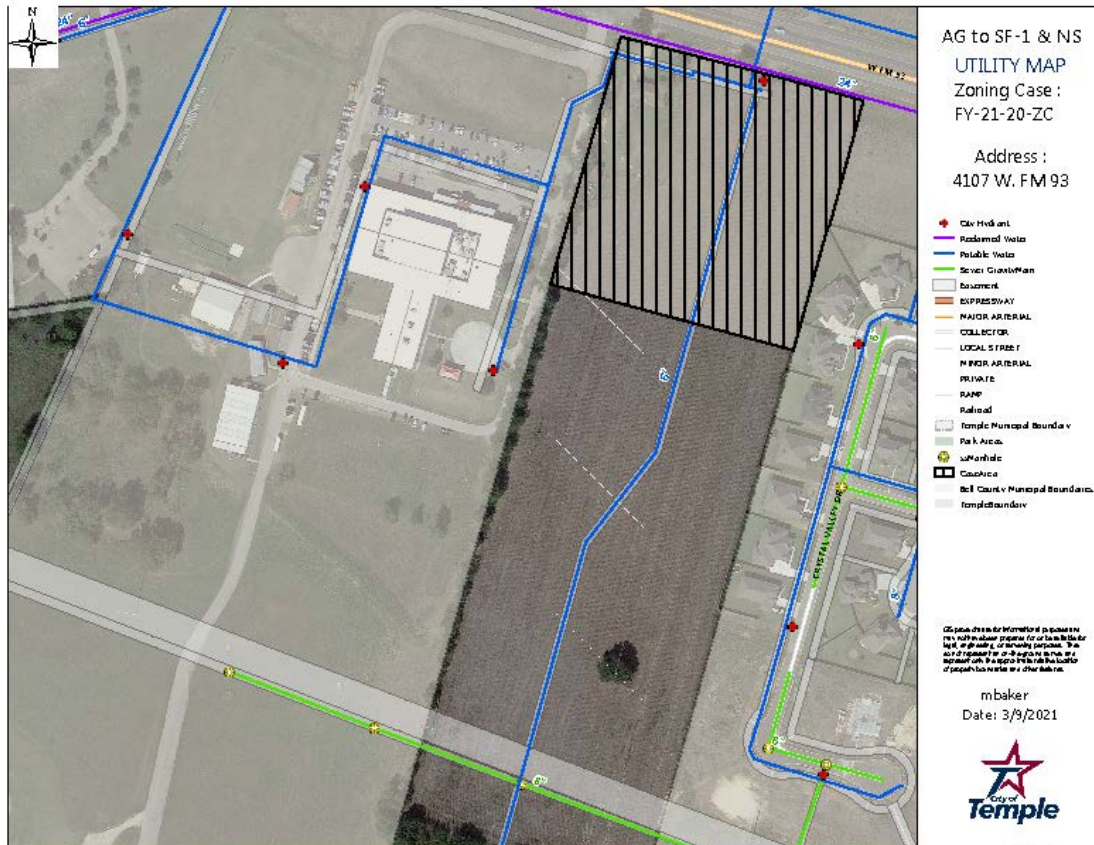
**Zoning Map**



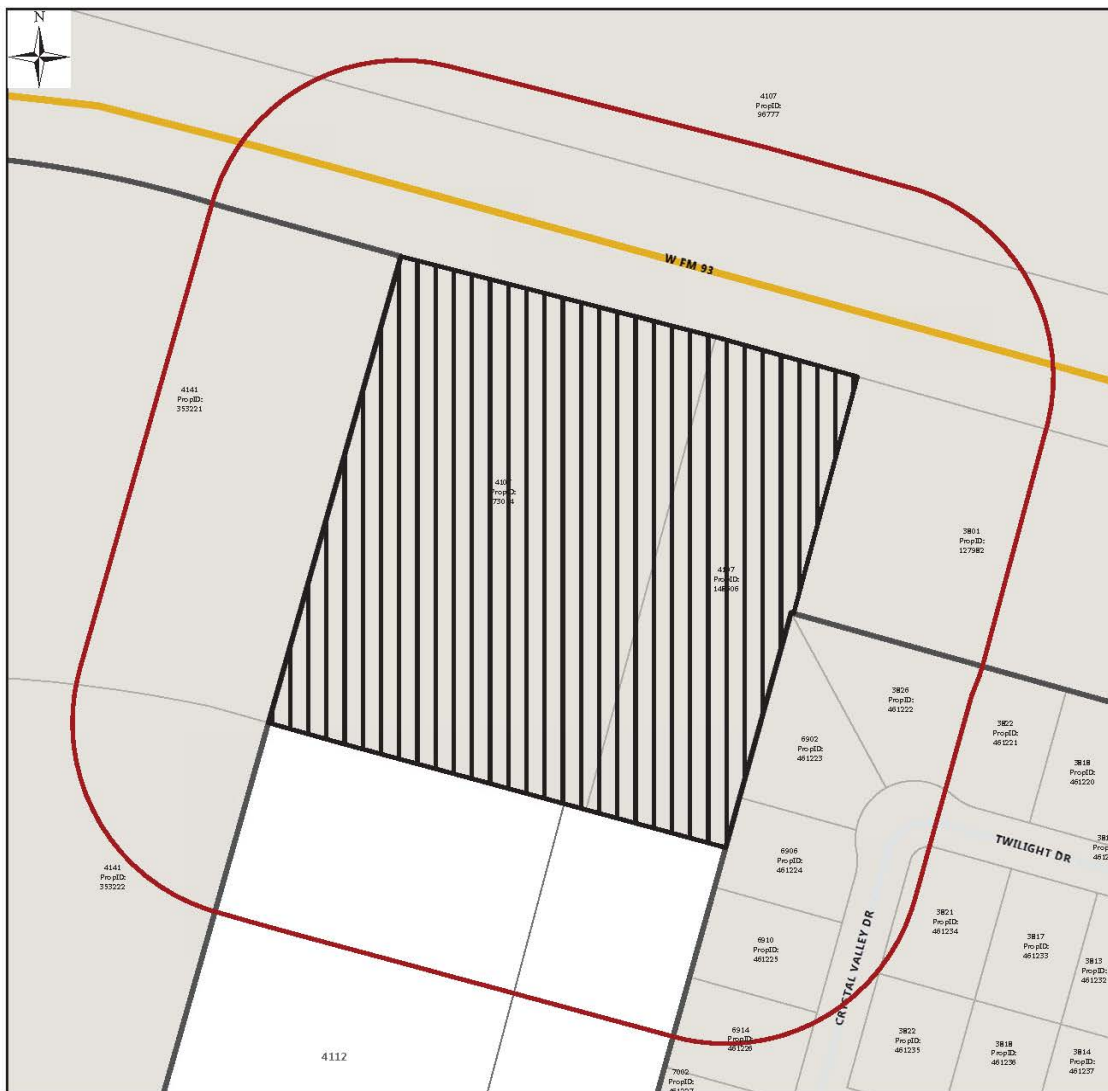
**Future Land Development Plan (FDP)**



## Thoroughfare & Trails Map



## Utility Map



AG to SF-1 & NS  
200'  
NOTIFICATION MAP

Zoning Case :  
FY-21-20-ZC  
Address :  
4107 W. FM 93

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.

mbaker  
Date: 3/9/2021



Notification Map



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

March 19, 2021

Prop ID# 73014  
MAREK, EDWARD D  
2900 PECAN VALLEY DR  
TEMPLE, TX 76502-1535

**RECEIVED**

MAR 29 2021

CITY OF TEMPLE  
PLANNING & DEVELOPMENT

**Zoning Application Number:** FY-21-20-ZC

**Case Manager:** Mark Baker

**Location:** 4107 W. FM 93

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:**

---

---

---

---

Edward D. Marek  
Signature

EDWARD D. MAREK  
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, [mbaker@templetx.gov](mailto:mbaker@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: 10

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# 461224  
KING, CLIFTON D ETUX ELISA  
6906 CRYSTAL VALLEY DR  
TEMPLE, TX 76502

Zoning Application Number: FY-21-20-ZC

Case Manager: Mark Baker

Location: 4107 W. FM 93

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:**

Traffic on FM 93 is bustling with vehicles traveling at speeds of up to 60-70 mph. There is also a school zone within the area. Entering and exiting the existing neighborhoods / school is already difficult to maneuver. The addition of more development will only increase traffic flow and the risk of vehicular accidents.

Elisa King

Signature

Elisa King

Print Name

elisa.a.king@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, [mbaker@templetx.gov](mailto:mbaker@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

**RECEIVED**

**APR 05 2021**

**CITY OF TEMPLE  
PLANNING & DEVELOPMENT**

Number of Notices Mailed:

10

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# 461223  
WALDO, JAMES A ETUX KIMBERLY B  
6902 CRYSTAL VALLEY DR  
TEMPLE, TX 76502

RECEIVED  
APRIL 5, 2021  
PLANNING & DEVELOPMENT

Zoning Application Number: FY-21-20-ZC

Case Manager: Mark Baker

Location: 4107 W. FM 93

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 (PD-NS)

Comments:

*Specifically to the request regarding the planned development neighbor  
hood service (PD-NS) on 2.725+ acres, our concerns would be the type  
of businesses that would be allowed (ie drive in restaurants). We believe these  
type of businesses would depreciate the value of our home due to the close proximity.*

*Kimberly Waldo*  
Signature

*Kimberly Waldo*  
Print Name

*kwaldo20@yahoo.com*

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

10

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.