

# Tables

**Permitted & Conditional Uses Table (*Generalized*)**  
**Single Family -1 (SF-1), Office -1 (O1) & Central Area (CA)**

Use Type	Single Family - 1 SF-1	Office 1 (O1)	Central Area (CA)
<b>Agricultural</b>	Farm, Ranch or Orchard	Farm, Ranch or Orchard	Farm, Ranch or Orchard
<b>Residential</b>	Family or Group Home; Industrialized Housing; Single Family Detached	Fraternity/Sorority; Industrialized Housing; Single Family Attached and Detached; Townhouse; Duplex <b>CUP</b> for Family or Group Home; Home for Aged	Convent or Monastery; Multi Family; Single Family Attached and Detached; Townhouse; Zero Lot Line Dwelling
<b>Educational and Institutional</b>	School or Church; Child Care—Family Home <b>CUP</b> for Cemetery; Child Care Group Home; College; Community Center; Pre-School; Social Service Shelter	Art Gallery or Museum; Pre- School; School or Church; Business School; Child Care—Family Home, Group Home; Fairground; Fraternal Lodge <b>CUP</b> for Cemetery; College; Community Center; Social Service Shelter; Halfway House; Substance Abuse Treatment Facility	School or Church; Child Care— Day Care Center; Art Gallery or Museum; College; Fairground; Fraternal Lodge; Hospital; Pre- School; Business School; Trade School <b>CUP</b> for Community Center
<b>Retail &amp; Service</b>	None	Bank; Credit Access Business; Kiosk; Studio— Decorator, Artist, Photographer, Music, Dance, or Drama; Travel Agency; Veterinary Office (no animal hospital)	Beer/Wine Beverage Sales for Off-Premise Consumption; Bank; Barber/Beauty Shop; Exercise Gym; Food/Beverage Sales w/o Fuel; Kiosk; Micro Brewery/Brewpub/Winery; Veterinary Office/Hospital with and w/o Kennels; Studio— Decorator, Artist, Photographer, Music, Dance, or Drama; Travel Agency; Various Retail Shops and Services <b>CUP</b> for All Alcoholic Beverage Sales for Off-Premise Consumption/Package Store; Macro Brewery/Brewpub/Winery
<b>Commercial</b>	None	None	None
<b>Office</b>	None	Office	Office
<b>Industrial</b>	<b>CUP</b> for Temp Asphalt/Concrete Plant	<b>CUP</b> for Temp Asphalt/Concrete Plant; Medical Lab	None

<b>Recreational</b>	Park <b>CUP</b> for Stadium	Park <b>CUP</b> for Day Camp; Stadium	Beer/Wine Beverage Sales for On-Premise Consumption; All Alcoholic Beverage Sales for On-Premise Consumption less than 75% Revenue; Indoor Commercial Amusement; Dance Hall; Park; Stadium; Roller/Ice Rink; Indoor Theater <b>CUP</b> for All Alcoholic Beverages 75% or more revenue
<b>Vehicle Service</b>	None	None	Auto Leasing
<b>Restaurant</b>	None	None	Restaurant (not drive-in)
<b>Overnight Accommodations</b>	None	None	Hotel/Motel
<b>Transportation</b>	Railroad ROW	Railroad ROW <b>CUP</b> for Helistop; Emergency Vehicle Service; Commercial Parking Lot	Railroad ROW; Bus Station; Railroad Freight Terminal/Passenger Station; Railroad Yard; Commercial Parking Lot

Surrounding Property & Uses			
Direction	Future Development Plan	Zoning	Current Land Use
Site	Downtown Core	Single Family - 1	Single Family Residential
North	Downtown Core	Single Family - 1	Single Family Residential
South	Downtown Core	Central Area	Frances Graham Hall Apartments (Temple Housing Authority)
East	Downtown Core	Central Area	FoxDog Brew Pub
West	Downtown Core	Neighborhood Service	Unoccupied

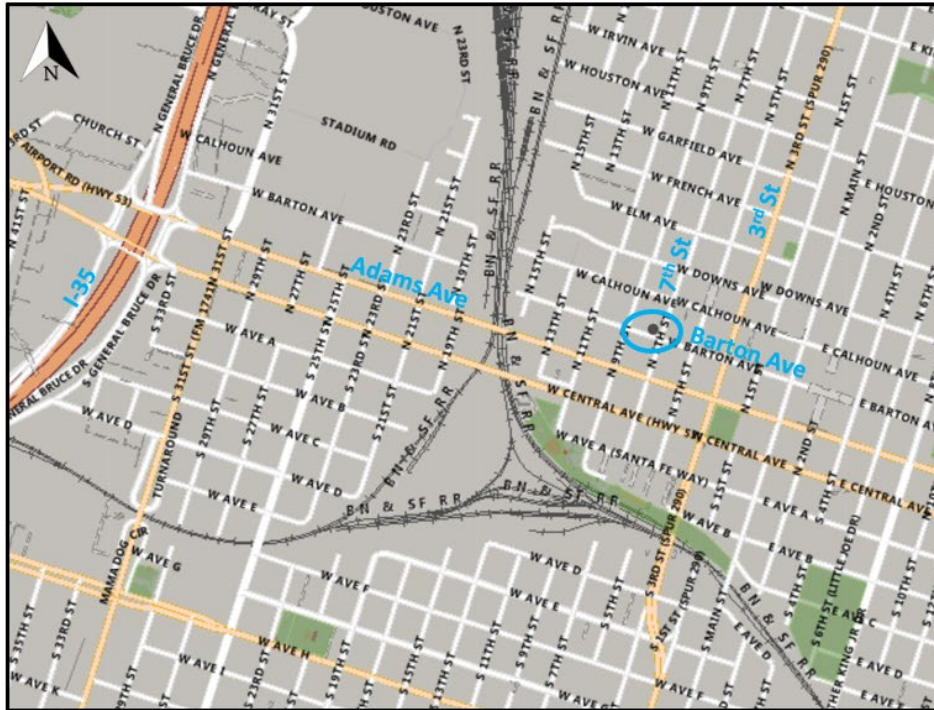
### Compliance with Approved Plans

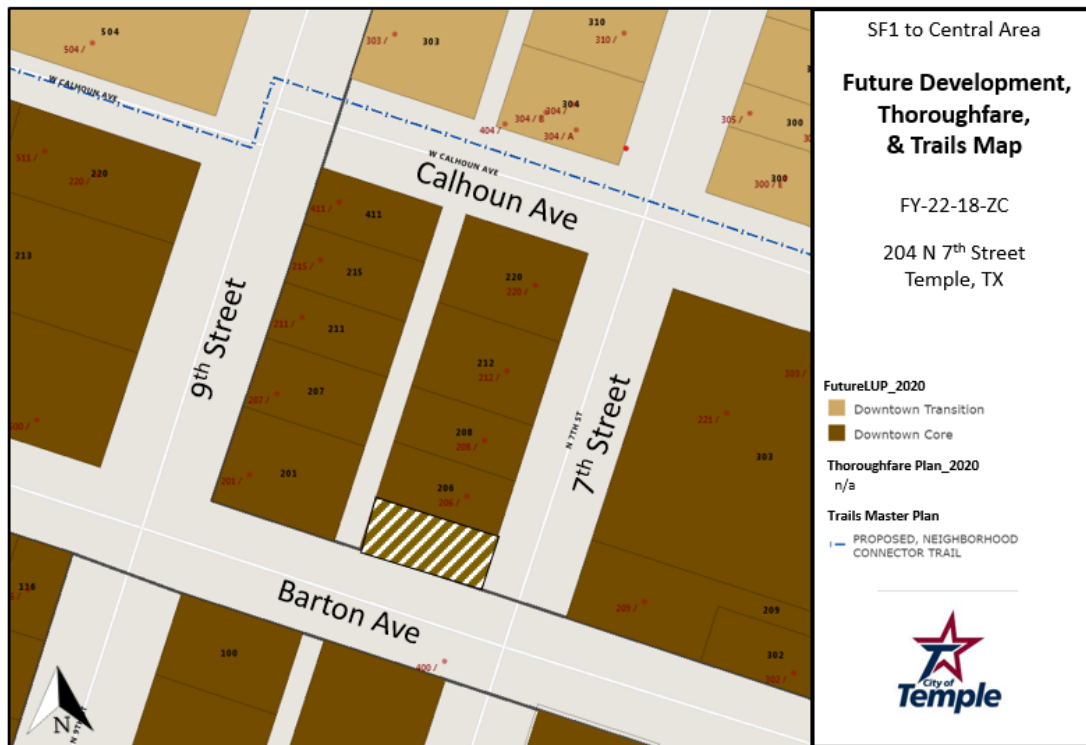
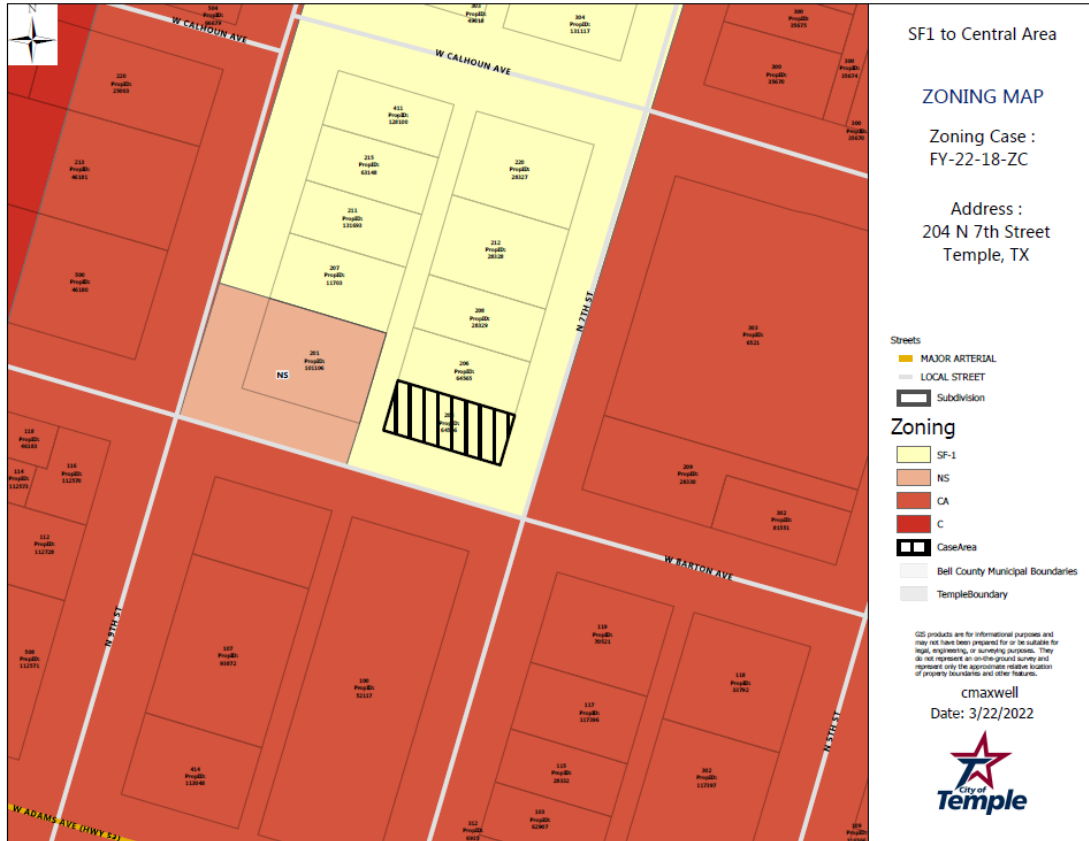
Document	Map, Focus Area or Goal	Compliance?
CP	Map 4.2 - Future Development Plan	YES
CP	Map 4.3 - Thoroughfare Plan	YES
CP	Goal 1 – Support desired development through thoughtful consideration of infrastructure, community character, and economic impact	YES
STP	Temple Trails Master Plan Map and Sidewalks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

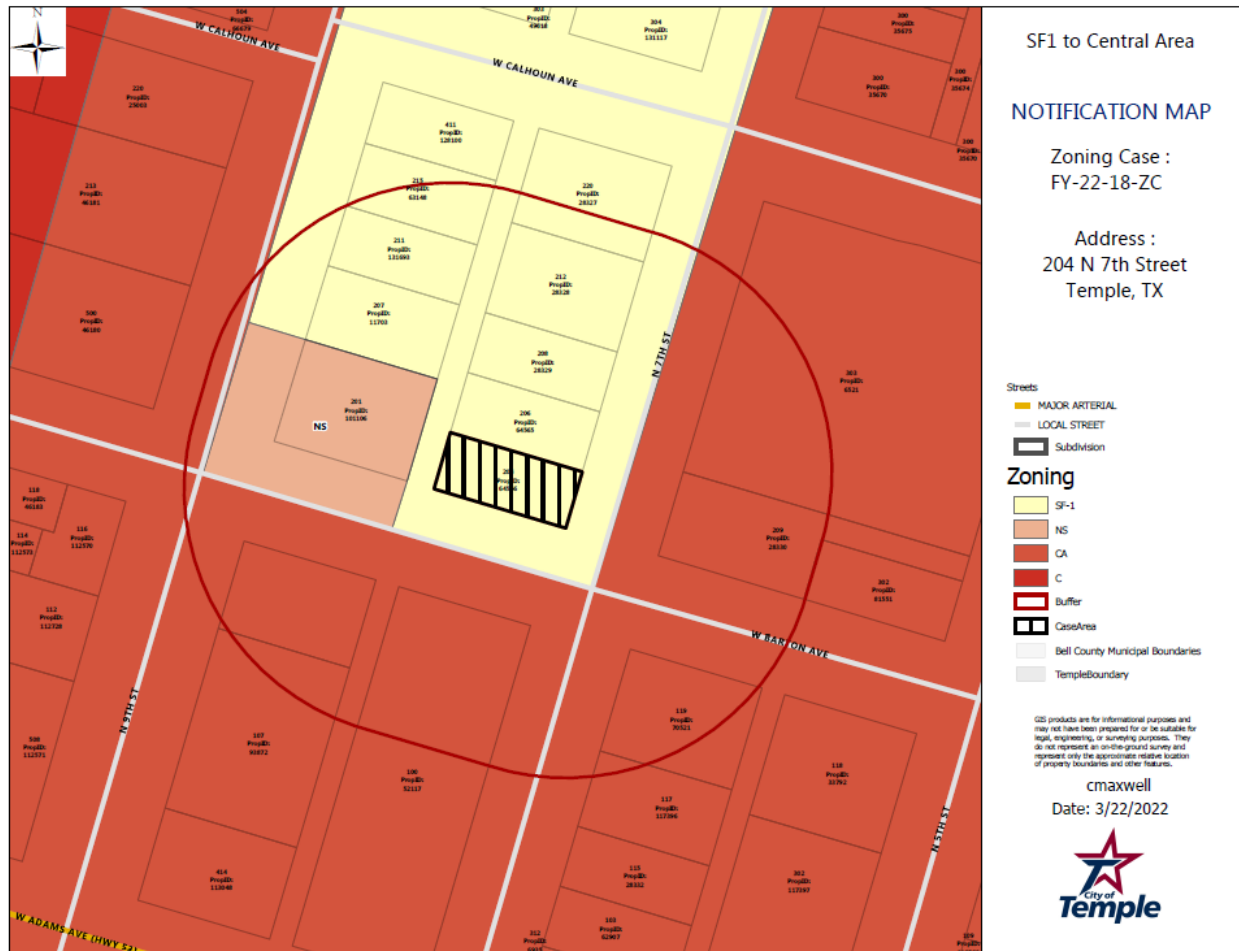
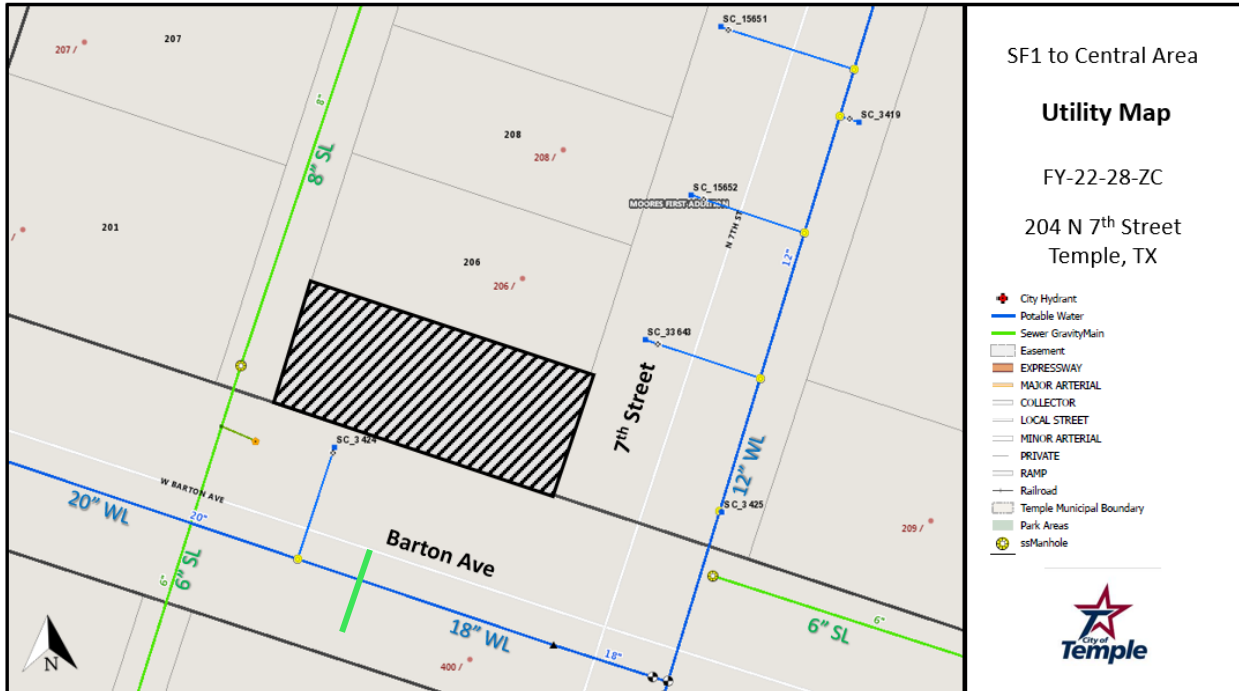
### Dimensional Standards

	Current SF-1 Residential SF Detached Use	Recommended O-1 Non-Residential Use	Requested CA Non-Residential Use
Lot Size	7,500 sq ft	n/a	n/a
Lot Width	60 ft	n/a	n/a
Lot Depth	100 ft	n/a	n/a
Front Setback	20 ft	25 ft	30 ft from street centerline
Side Setback	6 – 7.5 ft	5 ft	0 unless adj to residential zoning
Side Setback (corner)	10 ft	15 ft	0 ft
Rear Setback	10 ft	0 ft/10 ft adj to residential zoning/use	0 unless adj to residential zoning/use
Bldg. Height	2 stories	3 stories	Any legal height

# MAPS









# PHOTOS



**Rezoning Site—View from 7<sup>th</sup> Street**



**Rezoning Site—View from Barton Ave**





**Adjacent Property to the West**



**Adjacent Property to the North**





**Property on East Side of 7<sup>th</sup> Street  
FoxDog Brew Pub**



**Property on East Side of 7<sup>th</sup> Street  
MRB Group**





**Property on South Side of Barton Ave**



**Property on South Side of Barton Ave  
Frances Graham Hall Apartments (Temple Housing Authority)**



**Property on South Side of Barton Ave  
Parking Lot (Temple Housing Authority)**





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

April 5, 2022

**Prop ID# 52117, 93872**  
HOUSING AUTHORITY OF THE CITY OF TEMPLE  
PO BOX 1326  
TEMPLE, TX 76503-1326

**Zoning Application Number: FY-22-18-ZC**

**Case Manager: Cheryl Maxwell**

**Location: 204 North 7<sup>th</sup> Street**

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**

\_\_\_\_\_  
**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](mailto:cmaxwell@templetx.gov), or mail or hand-deliver this comment form to the address below, no later than **April 18, 2022**.

**City of Temple  
Planning Department  
2 North Main Street  
Temple, Texas 76501**

**Number of Notices Mailed:** 16

**Date Mailed:** April 5, 2022

**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**

April 5, 2022

**Prop ID# 117396**  
TEMPLE HOUSING AUTHORITY  
700 W CALHOUN AVE  
TEMPLE, TX 76501-4218

**Zoning Application Number: FY-22-18-ZC**

**Case Manager: Cheryl Maxwell**

**Location: 204 North 7<sup>th</sup> Street**

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:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Signature**

**Print Name**

**(Optional)**

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

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

April 5, 2022

**Prop ID#** 101106  
ROSKEY, JAMES A & EDITH D LIVING TRUST  
PO BOX 867  
TEMPLE, TX 76503-0867

**Zoning Application Number:** FY-22-18-ZC

**Case Manager:** Cheryl Maxwell

**Location:** 204 North 7<sup>th</sup> Street

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I ( ☒ ) agree ( ) disagree with this request

( ) I own multiple properties subject to this notice and my response here applies to all of them

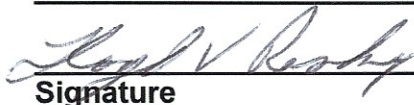
**Comments:**

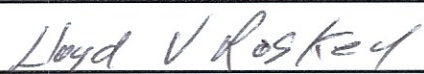
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Signature

  
Print Name

\_\_\_\_\_  
**Provide email and/or phone number if you want Staff to contact you** (Optional)

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Temple, Texas 76501

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

April 5, 2022

**Prop ID# 70521**  
CENTRAL TEXAS INSULATION CONTRACTORS LLC  
PO BOX 641  
SALADO, TX 76571

**Zoning Application Number: FY-22-18-ZC**

**Case Manager: Cheryl Maxwell**

**Location: 204 North 7<sup>th</sup> Street**

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

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**Comments:**

After reading the memorandum, I concur with the staff that Office-1 is more appropriate.

*Dora Alcorer*

Signature

Dora Alcorer

Print Name

**Provide email and/or phone number if you want Staff to contact you** (Optional)

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