





SURROUNDING PROPERTY AND USES:



The following table shows the subject property, existing zoning and current land uses:



Direction	Zoning	Current Land Use	Photo
Subject Property	AG	Undeveloped Land	
			

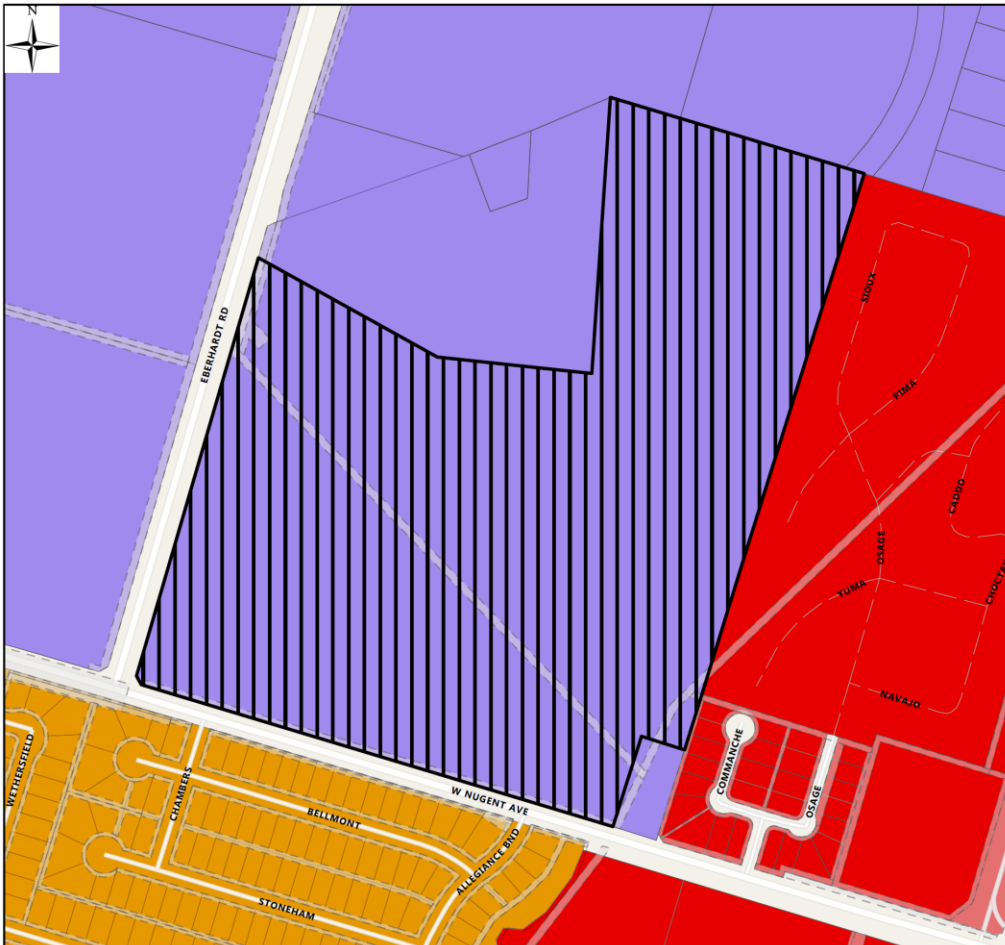
Direction	Zoning	Current Land Use	Photo
Subject Property	AG	Undeveloped Land	 <p>Eberhardt Rd</p>
East	GR & MH	Single Family Residential & HUD Code Manufactured Land Lease Community	 <p>W Nugent Ave</p>

Direction	Zoning	Current Land Use	Photo
East	GR & MH	Single Family Residential & HUD Code Manufactured Land Lease Community	
			

Direction	Zoning	Current Land Use	Photo
West	LI	Technology & Service Uses	 <p>Eberhardt Rd</p>
			 <p>Eberhardt Rd</p>

Direction	Zoning	Current Land Use	Photo
West	LI	Technology & Service Uses	 <p>Eberhardt Rd</p>
South	SF-3 & C	Single Family Residential	 <p>W Nugent Ave</p>

Direction	Zoning	Current Land Use	Photo
North	AG & LI	Open Space & Agricultural Land	 <p>Eberhardt Rd view</p>
			



AG to NS FUTURE LAND USE MAP

Zoning Case :
FY-20-32-ZC

Address :
2420 W. Nugent Ave.

Transportation

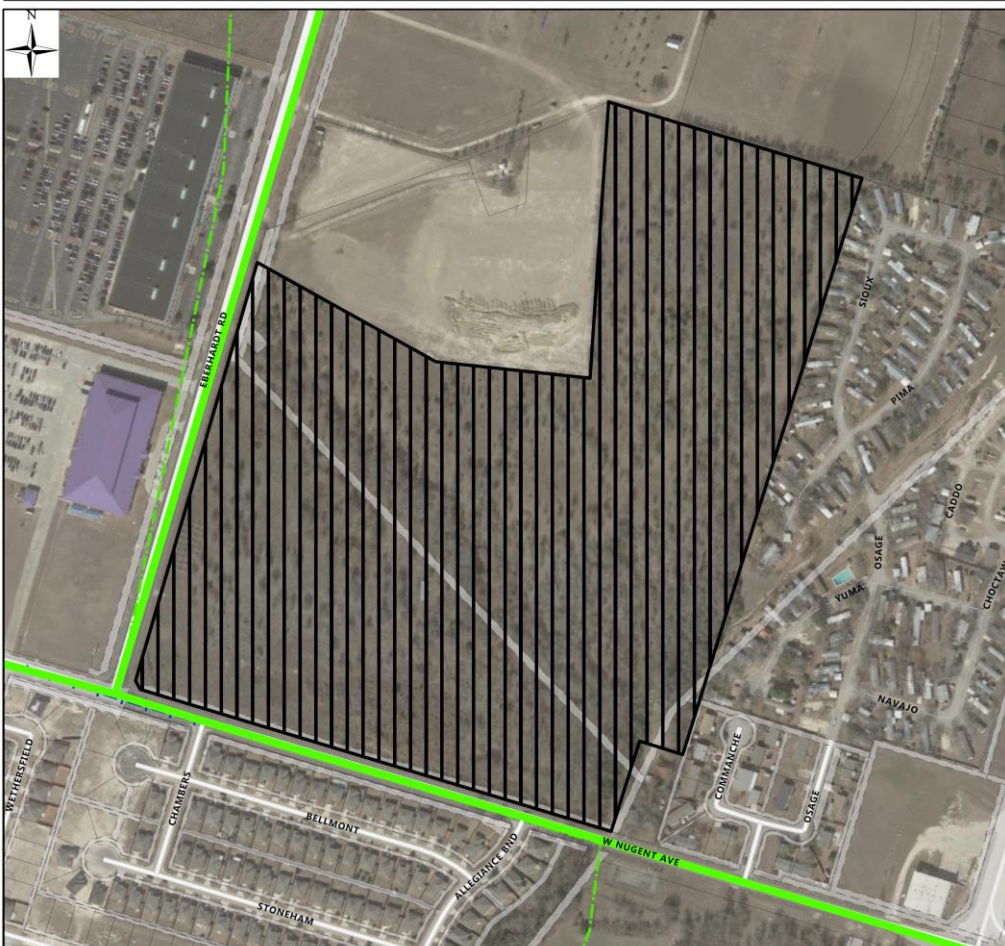
- EXPRESSWAY
- MAJOR ARTERIAL
- COLLECTOR
- LOCAL STREET
- MINOR ARTERIAL
- PRIVATE
- RAMP

Parcel Features

- Parcels
- Future LUP
 - Agricultural/Rural
 - Auto-Urban Commercial
 - Auto-Urban Mixed Use
 - Auto-Urban Multi-Family
 - Auto-Urban Residential
 - Business Park
 - Estate Residential
 - Industrial
 - Neighborhood Conservation
 - Parks & Open Space
 - Public Institutional
 - Suburban Commercial
 - Suburban Residential
 - Temple Medical Education District
 - Urban Center
- Production, SDE, Easement

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.

TLYERLY
Date: 8/4/2020



AG to NS THOROUGHFARE AND TRAILS MAP

Zoning Case :
FY-20-32-ZC

Address :
2420 W. Nugent Ave.

Parcel Features

- Parcels

Thoroughfare Plan

- Expressway
- Major Arterial
- Proposed Major Arterial
- Minor Arterial
- Proposed Minor Arterial
- Collector
- Proposed Collector

- EXISTING, COMMUNITY WIDE CONNECTOR
- EXISTING, LOCAL CONNECTOR
- PROPOSED, CITY WIDE SPINE
- PROPOSED, COMMUNITY WIDE CONNECTOR
- PROPOSED, LOCAL CONNECTOR
- Production, SDE

Trails Master Plan

- EXISTING, CITY WIDE SPINE

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TLYERLY
Date: 8/4/2020



DEVELOPMENT REGULATIONS: Standards for NS district are:

	NS (Nonresidential)
Minimum Lot Size	N/A
Minimum Lot Width	N/A
Minimum Lot Depth	N/A
Front Setback	15 Feet
Side Setback	10 Feet
Side Setback (corner)	10 Feet
Rear Setback	0 Feet (10 Feet adjacent to residential)
Max Building Height	2 ½ Stories

	NS (Single Family Residential-Detached)
Minimum Lot Size	6,000 Square Feet
Minimum Lot Width	50 Feet
Minimum Lot Depth	100 Feet
Front Setback	15 Feet
Side Setback	10% Lot Width with 5 Feet minimum
Side Setback (corner)	15 Feet
Rear Setback	10 Feet
Max Building Height	2 ½ Stories

Uses allowed in the NS district include the following, but are not limited to:

Permitted & Conditional Use Table – Neighborhood Service (NS)	
Agricultural Uses	* Farm, Ranch or Orchard
Residential Uses	* Single Family Residence (Detached) * Single Family Residence (Attached)
Retail & Service Uses	* Retail Shop or Department Store * Banks or Savings and Loan * Drugstore or Pharmacy * Barber Shop or Beauty Shop
Commercial Uses	* None
Industrial Uses	* Temporary Asphalt & Concrete Batching Plat (CUP)
Recreational Uses	* Park or Playground
Educational & Institutional Uses	* School, Business * School, Elementary or Secondary (Public or Private) * Art Gallery or Museum * Place of Worship
Restaurant Uses	* Restaurant (not drive-in)
Office Uses	* Office

Prohibited uses include duplex, triplex, multiple-family dwelling (apartment), HUD-Code manufactured homes and land lease communities, veterinary hospital, mortuary or funeral home, pet shop, upholstery shop, pawn shop, auto sales, commercial uses, storage warehouse, light manufacturing, and most industrial uses.

General provisions for buffering and screening for non-residential uses adjacent to residential uses are found in UDC Section 7.7.

Surrounding Property & Uses			
Direction	Future Land Use Map	Zoning	Current Land Use
Site	Business Park	AG	Undeveloped Land
North	Business Park	AG & LI	Open Space & Agricultural Land
South	Auto-Urban Residential	SF-3 & C	Single-Family Residential
East	Auto-Urban Commercial	GR & MH	Single-Family Residential & HUD-Code Land Lease Community
West	Business Park	LI	Technology & Service Uses (Acer & TTEC)

COMPREHENSIVE PLAN (CP) COMPLIANCE: The proposed rezoning relates to the following goals, objectives or maps of the Comprehensive Plan and Sidewalk and Trails Plan :

Document	Policy, Goal, Objective or Map	Compliance?
CP	Map 3.1 - Future Land Use Map	Yes
CP	Map 5.2 - Thoroughfare Plan	Yes
CP	Goal 4.1 - Growth and development patterns should be consistent with the City's infrastructure and public service capacities	Yes
STP	Temple Trails Master Plan Map and Sidewalks Ordinance	Partial

CP = Comprehensive Plan STP = Sidewalk and Trails Plan



RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE

August 5, 2020

Prop ID# 402901
CALHOUN, KIM
2412 BELLMONT
TEMPLE, TX 76504

RECEIVED
AUG 17 2020
CITY OF TEMPLE
PLANNING & DEVELOPMENT

Zoning Application Number: FY-20-32-ZC

Case Manager: Tammy Lyerly

Location: 2420 W. Nugent Avenue

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: I purchased so my kids would be close to school
rezoning would reduce my home value
plenty available land on Eberhardt Rd

Signature: Kim Calhoun

Print Name: Kim Calhoun

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, tylerly@templetx.gov, or mail or hand-deliver this comment form to the address below, no later than **August 17, 2020**.

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

Number of Notices Mailed:

43

Date Mailed: August 5, 2020

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**

August 5, 2020

Prop ID# 196295
NEB L C
3820 FALL CREEK LN
TEMPLE, TX 76504

RECEIVED

AUG 18 2020

**CITY OF TEMPLE
PLANNING & DEVELOPMENT**

Zoning Application Number: FY-20-32-ZC

Case Manager: Tammy Lyerly

Location: 2420 W. Nugent Avenue

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: Too vague. OVER 47 acres of GENERAL RETAIL IN THAT LOCATION DOESN'T SEEM FEASIBLE. I CALLED THE LISTED OWNER AND NO REPLY. IF THE OWNERS CAN JUSTIFY WHY THEY WANT/NEED 47 ACRES OF GENERAL RETAIL, I WOULD RE-CONSIDER

Signature: David Neman

Print Name: DAVID NEMAN

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, tyerly@templetx.gov, or mail or hand-deliver this comment form to the address below, no later than **August 17, 2020**.

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

Number of Notices Mailed:

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Date Mailed: August 5, 2020

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RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE

August 5, 2020

Prop ID# 234408
NEMAN EBERHARDT BUILDINGS LLC
3820 FALL CREEK LN
TEMPLE, TX 76504

RECEIVED

AUG 18 2020

CITY OF TEMPLE
PLANNING & DEVELOPMENT

Zoning Application Number: FY-20-32-ZC

Case Manager: Tammy Lyerly

Location: 2420 W. Nugent Avenue

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:

Signature: David Neman

Print Name: David Neman

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, tlyerly@templetx.gov, or mail or hand-deliver this comment form to the address below, no later than **August 17, 2020**.

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

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RESPONSE TO PROPOSED
REZONING REQUEST
CITY OF TEMPLE

RECEIVED
AUG 19 2020
CITY OF TEMPLE
PLANNING & DEVELOPMENT

August 5, 2020

Prop ID# 167499
RITTER, MYRA A
1307 COMMANCHE DR
TEMPLE, TX 76504-1123

Zoning Application Number: FY-20-32-ZC

Case Manager: Tammy Lyerly

Location: 2420 W. Nugent Avenue

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: *you are going to do whatever you want*

Signature: *Myra Ritter*

Print Name: *MYRA RITTER*

(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, tylerly@templetx.gov, or mail or hand-deliver this comment form to the address below, no later than **August 17, 2020**.

City of Temple
Planning Department
2 North Main Street, Suite 102
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