



COUNCIL AGENDA ITEM MEMORANDUM

DEPT./DIVISION SUBMISSION & REVIEW:

Brian Chandler, Director of Planning and Development
Mark Baker, Principal Planner

ITEM DESCRIPTION: FIRST READING - PUBLIC HEARING - FY-20-33-ZC: Consider adopting an ordinance authorizing a rezoning from Agricultural (AG) to Single Family-2 (SF-2), on 102.272 +/- acres of land generally located west of Orion Drive and approximately 1,200 feet north of the existing terminus of Clinite Grove Blvd. situated partly in the G.W. Lindsey Survey, Abstract 513 and the J.J. Simmons Survey, Abstract 737, located in Temple, Texas.

BACKGROUND: The applicant Turley Associates, on behalf of Kiella Land Development, requests rezoning of 102.272 +/- acres, from Agricultural (AG) zoning district to Single-Family 2 (SF-2) zoning district. The subject property was recently annexed into the City of Temple, per Ordinance 2020-5034, and is proposed to be incorporated into the Groves at Lakewood Ranch development as new single-family residential development. The proposed zoning matches the existing nearby zoning with the same development standards that are currently in place.

There are a number of residential and non-residential uses that are permitted by-right or with a conditional use permit (CUP). A generalized listing of permitted and conditional uses is provided in the attached table.

Subdivision Plat: An amendment to the Preliminary Master Plan for the Groves at Lakewood Ranch development has been submitted for review. The plat will address the incorporation of these 102 +/- acres into the overall Master Planned Development as well as some realignment of roadway and reconfiguration of land that was previously not part of the development. If the rezoning is approved by City Council and subject to administrative completeness/ filed requirements from the Development Review Committee (DRC), the amended plat would be eligible to proceed to the next available Planning & Zoning Commission for consideration.

Development Regulations: The attached tables compare and contrast the current development standards for AG with the proposed SF-2 standards in UDC Section 4.5.1

Public Notice: Fifty three (53) notices, 10 of which are in the extraterritorial jurisdiction (ETJ), were sent to property owners within 200-feet of the subject property containing notice of the public hearing as required by State law and City Ordinance. As of Tuesday September 15, 2020, at 9:00 AM, three responses in disagreement and one notice in agreement have been received.

School District: Belton Independent School District (BISD)

ALIGNMENT WITH ADOPTED PLANS:

Plan	Comments
Strategic Plan	This item supports the Strategic Plan goal of "A City that supports well-managed growth and development to promote a thriving community," as well as the Strategic Plan commitment "Facilitate high quality, safe, and strategic community growth."
Comprehensive Plan	<p>Compliance to goals, objectives or maps of the Comprehensive Plan and Sidewalk and Trails Plan are summarized by the attached Comprehensive Plan Compliance table but further described below:</p> <p><u>Future Land Use Map (CP Map 3.1)</u> The subject property is within the Suburban Residential Future Land Use Map (FLUM) designation. The Suburban Residential designation is for mid-sized single family lots allowing for greater separation between dwellings and more emphasis on green spaces versus the streets and driveways that predominate in an Auto-Urban setting. Therefore, since the SF-2 zoning district is supported by this designation, the proposed rezoning <u>is consistent</u> with the current Future Land Use Map.</p> <p>Chapter 4 of the proposed 2020 Comprehensive Plan identifies this area as Residential & Neighborhood Services category. The Residential & Neighborhood Services future development category is intended for areas to be developed primarily as new single-family detached residential subdivisions and associated supporting amenities, including parks, trails, open space areas, elementary schools and supporting neighborhood-serving retail personal service uses. Therefore, the proposed rezoning <u>is consistent</u> with the proposed 2020 Comprehensive Plan's Future Development Plan</p> <p><u>Thoroughfare Plan (CP Map 5.2)</u> The subject property takes access from Smock Mill Lane as well as by the future extension of Clinite Grove Blvd. Clinite Grove Blvd is shown as a proposed collector by the Thoroughfare Plan and would serve as a primary North / South connection through future phases that are anticipated to be developed in this 102.272 +/- acres.</p> <p><u>Availability of Public Facilities (CP Goal 4.1)</u> Wastewater is available from an 8-inch sewer line in Smock Mill Lane. Water is available from a 6-inch water line in Smock Mill Lane and a 10" waterline on the west</p>

Plan	Comments
	<p>side of the property. Public facilities are also likely to be available as a result of other undetermined water and sewer lines as future phases of Groves at Lakewood Ranch are developed.</p> <p><u>Temple Trails Master Plan Map and Sidewalks Ordinance</u></p> <p>There are no existing or proposed trails identified by the Trails Master Plan. However, since Clinite Grove Blvd is a proposed collector, a minimum 6-foot sidewalk is required. Confirmation of sidewalk requirements will be made with the review of the amendment of the Preliminary Master Plat.</p>

STAFF RECOMMENDATION: Staff recommends approval for a rezoning from AG to SF-2 district for the following reasons:

1. The proposed SF-2 zoning is consistent with the surrounding developing Groves at Lakewood Ranch Master Plan Development with regard to design and residential use;
2. The proposal is in compliance with the Future Land Use Map; and
3. Public facilities are available to serve the subject property.

BOARDS & COMMISSIONS RECOMMENDATION: At the September 8, 2020 meeting, Planning and Zoning Commission voted 6 to 0 to recommend approval per staff's recommendation.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Survey Map (Exhibit A)
Photos
Tables
Maps
Returned Notices
Ordinance