



COUNCIL AGENDA ITEM MEMORANDUM

DEPT./DIVISION SUBMISSION & REVIEW:

Brian Chandler, Director of Planning and Development
Jason Deckman, Planner

ITEM DESCRIPTION: FIRST READING – PUBLIC HEARING - FY-20-36-ZC: Consider adopting an ordinance authorizing action on a rezoning request from Single Family 3-Planned Development (SF-3-PD) to Office 1 (O-1) zoning district on 0.2847 +/- acres, located in the Maximo Moreno Survey, Abstract 14 in Bell County, Texas, addressed as 306 South 12th Street.

BACKGROUND: This rezoning would enable reconstruction of the St. James Masonic Lodge on South 12th Street. This is part of the existing lodge property that was recently acquired as part of the Avenue C widening project. The Avenue C project was developed as part of the Ferguson Park neighborhood plan, with the goal of improving infrastructure in the community. A portion of the lodge property was acquired for right-of-way, leaving a remainder to the current owners. As a result, the existing lodge is scheduled for demolition. The owners plan to rebuild on property they own directly adjacent to the current building. The rezoning is requested because the "Fraternal organization lodge" use is not allowed in the current SF-3-PD zoning district. The Office 1 zoning would allow for adequate setback distances and would ensure that the new lodge is compliant with current code.

A plat is proceeding concurrently with this zoning request. This plat would combine the remainder lot with two additional lots to the south owned by the St. James Masonic Lodge organization. Building permits would be approved subsequent to this rezoning and the approved plat.

An 8" sewer line is located in the alley behind the subject property. Water is available from 6" line that follow S. 12th Street.

Twenty-four (24) notices 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 Thursday September 24, 2020 at 12:00 PM, two responses in agreement have been returned.

ALIGNMENT WITH ADOPTED PLANS:

Plan	Comments
Strategic Plan	<p>This item supports the City of Temple's Strategic Plan goals of "Neighborhoods where people love to live" and "A City that supports well-managed growth and development to promote a thriving economy," and the Strategic Plan commitments to "Foster cohesive, distinct, vibrant, safe, and attractive neighborhoods where citizens take pride and are engage with their community," and to "Facilitate high quality, safe, and strategic community growth."</p>
Comprehensive Plan	<p>The subject property is shown as 'Auto-Urban Residential' on the current Future Land Use Map. For comparison, the Future Development Plan (FDP) in the draft 2020 Comprehensive Plan designates it as 'Downtown Transition'. This designation is intended primarily for transition between the higher density Downtown Core and adjacent Residential areas. Appropriate institutional uses include places of public assembly, such as a lodge. This request is in compliance with the Future Land Use Map and draft Future Development Plan.</p>

Plan	Comments
Thoroughfare Plan	The subject property fronts along S. 12 th Street, which is shown as a local street on both the current and draft Thoroughfare Map. This request is in compliance with the Thoroughfare Plan.

STAFF RECOMMENDATION: Staff recommends approval for a rezoning from Single Family 3-Planned Development (SF-3-PD) to Office 1 (O-1) zoning district for the following reasons:

1. The proposed Office 1 zoning is compatible with surrounding zoning, existing and anticipated uses;
2. The proposal is in compliance with the Thoroughfare Plan and Future Land Use Plan; and
3. Public facilities are available to serve the subject property.

BOARDS & COMMISSIONS RECOMMENDATION: At the September 8, 2020 meeting, the Planning & Zoning Commission voted 7 to 0 to recommend approval per staff's recommendation.

FISCAL IMPACT: Not applicable.

ATTACHMENTS:

Exhibit A
Maps
Use Tables
Site Photos
Returned Property Notices
Ordinance