



COUNCIL AGENDA ITEM MEMORANDUM

DEPT./DIVISION SUBMISSION & REVIEW:

Brian Chandler, Director of Planning and Development
Cheryl Maxwell, Planner

ITEM DESCRIPTION: FIRST READING – PUBLIC HEARING - FY-21-18-ZC: Consider adopting an ordinance approving a rezoning request from Agricultural to Light Industrial (LI) District on 1+/- acre and 5+/- acres addressed as 1801 and 2215 Moores Mill Road, and a 0.24+/- acre remainder of 0.923 +/- acre tract described as Tract 1 in Volume 5869, Page 900 and conveyed to Temple Economic Development Corporation in Doc. No. 2015011307, Official Public Records of Real Property, Bell County, Texas.

BACKGROUND: These tracts are located in the City's Industrial Park and Reinvestment Zone. The applicant requests rezoning of these properties to accommodate future industrial development. The City owns the one and five acre tracts that are being conveyed to TEDC per an Economic Development Agreement that was approved by the City Council at the March 4, 2021 Council meeting. After the conveyance is completed, TEDC will dedicate the northern portion of these tracts to the City as ROW for Moores Mill Road (Outer Loop North) via a subdivision plat and incorporate the southern portion into the plat boundary as part of Lot 1. The rezoning request also includes a small strip of land (0.24+/- acre) that is part of the TEDC property along the Moores Mill Road frontage. The requested LI zoning will match the LI zoning assigned to the adjacent property to the east, west, and south, and secure consistent zoning for all of Lot 1 so it is available for full use by a future purchaser. The final plat of Site 64 has been submitted to the City and is under review.

The attached tables provide a summary of the zoning and current uses for the subject tracts and the adjacent properties, and a generalized listing of permitted and conditional uses for both the AG and the LI zoning districts.

Neighborhood Planning District (NPD): The subject property is not within the boundaries of a neighborhood planning district.

Subdivision Plat: A subdivision plat is required prior to site development and is currently under review.

Development Regulations: The attached tables compare the current development standards for AG with the proposed LI standards in UDC Section 4.5.1.

Public Notice: Nine (9) 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 Tuesday April 13, 2021, at 12:00 PM, two responses has been received in favor, one of which is from the applicant. Staff will provide an update during the City Council meeting, if necessary.

The newspaper printed the notice of the public hearing on March 21, 2021, in accordance with state law and local ordinance.

School District: Troy Independent School District

ALIGNMENT WITH ADOPTED PLANS:

Plan	Comments
Strategic Plan	This item supports the City of Temple's Strategic Plan goal of "A City that supports well-managed growth and development to promote a thriving economy," as well as the commitment to "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 and further described below:</p> <p><u>Future Development Plan (CP Map 4.2)</u> Chapter 4 of the 2020 Comprehensive Plan identifies future Industrial development in this area. These tracts are located in the City's Industrial Park where industrial uses are anticipated and planned, and the adjacent properties are already zoned LI District. Therefore, the proposed rezoning <u>is consistent</u> with the 2020 Future Development Plan.</p> <p><u>Thoroughfare Plan (CP Map 4.3)</u> The 2020 Thoroughfare Plan identifies the adjacent road to the north, Moores Mill Road, as a major arterial. This category is intended to provide mobility within the City, connecting major centers and highways. There are plans to widen this street to a four lane divided roadway as part of the Outer Loop North project and construction on this segment is anticipated to begin the latter part of year 2022. Industrial uses are considered appropriate along this type of roadway. The Thoroughfare Plan also identifies the extension of a community collector street from Brewster Road southward along the eastern edge of the 5 acre tract. The extension of this roadway will be evaluated with the building permit and/or future replats of Lot 1 if the property is subdivided.</p> <p><u>Availability of Public Facilities (CP Goal 1)</u> The water CCNs for the City of Temple and Pendleton Water Supply Corporation overlap in this area. The City has a 12" water line along the public street to the west at the western property line of proposed Lot 1 that is available to serve this site. A 10" sanitary sewer line crosses the southern</p>

Plan	Comments
	portion of proposed Lot 1 and is available to provide service, along with two 8" sewer lines that connect to the 10" line near the east side of Lot 1.
Trails Master Plan & Sidewalk Ordinance	The Trails Master Plan shows a proposed city-wide spine along Moores Mill Road. The Outer Loop North project for this section includes 5' wide bike lanes along both sides of the roadway and a 10' wide sidewalk on the south side. These facilities will provide safe routes for bike and pedestrian movement in this section of the Industrial Park.

STAFF RECOMMENDATION: Staff recommends approval of the requested rezoning from AG to LI Zoning District for the following reasons:

1. The proposed LI zoning is consistent with the LI zoning on the adjacent property that is also under the applicant's ownership and the properties will be consolidated via plat into one development site;
2. The proposed LI zoning complies with approved plans to include the 2020 Comprehensive Plan and the Future Development Plan designation of Industrial uses for this area; and
3. Public facilities are available to serve the subject property.

BOARDS & COMMISSIONS RECOMMENDATION: On April 5, 2021, the Planning and Zoning Commission met and reviewed this item and recommended approval by a vote of 8 to 0.

FISCAL IMPACT: Not Applicable

ATTACHMENTS:

Tables
Maps
Proposed Subdivision Plat
Photos
Property Owner Responses
Ordinance