

RESPONSE 28

1.3 Land Use and Zoning

A land use analysis for the proposed expansion of the Temple Recycling and Disposal Facility was performed by RVI Planning, Inc. (RVI), of Austin, Texas. The results of the analysis are summarized in the following sections. A copy of the entire land use analysis report is included in Part II, Appendix IIB.

1.3.1 Zoning

The Temple Recycling and Disposal Facility is located in the eastern edge of the City of Temple in north central Bell County. The entire site is within the City limits. The City of Temple has zoning regulations that control land use within its city limits. The zoning regulations are codified as a *Unified Development Code (UDC)*. Pursuant to State law, the City's zoning regulations do not extend beyond the city limits into the City's extraterritorial jurisdiction (ETJ). Bell County, like most Texas counties, does not have land use zoning.

Enclosed as Part II, Appendix IIB is a City of Temple zoning map on which the site and a two-mile radius from the site have been added. The existing site and expansion area are zoned LI-CUP (Light Industrial-Conditional Use Permit) as shown on the map and identified in the legend. Adjacent lands to the south and west of the site are zoned LI. Per the UDC, the LI zoning district permits light industrial uses in which residential uses are not allowed except for boarding or rooming houses. In accordance with the UDC, the site includes a conditional use permit (CUP) for a landfill. The CUP for the expansion area was approved by City Council in June, 2016.

Adjacent land north of the site across Little Flock Road is zoned Agricultural (AG), which is a temporary classification until a permanent zoning district is established by the City.

1.3.1 Further details of the zoning conditions are included in the Land Use Analysis Report in Part II, Appendix IIB.

1.3.2 Character of Surrounding Land Use

The majority of the land within the 1-mile radius is undeveloped or agricultural. The eastern edge of urban development within the City of Temple coincides with the western edge of the 1-mile radius. Current land use includes the following:

- To the north, scattered residences and businesses, and a rural residential subdivision.
- To the east and southeast, predominantly undeveloped or agricultural with widely scattered residences.
- To the southwest, predominantly undeveloped or agricultural with a large industrial use and an electrical power plant.
- To the west, mostly undeveloped or agricultural, but also: