

ORDINANCE NO. {{item.sequential_number}}
(FY-24-36-ZC)

AN ORDINANCE OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A REZONING FROM TWO-FAMILY TO OFFICE-1 LOCATED AT 1006 SOUTH 30TH STREET, TEMPLE, TEXAS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, the applicant requests a rezoning of approximately 1.09 acres from Two-Family (2F) to Office-1 (O1) zoning district to accommodate a proposed 10,560-square-foot facility to house the Early Childhood Head Start Program - this school programming is considered a pre-school land use, which is permitted by right in O1;

Whereas, this location is comprised of eight lots that will require a replat to consolidate the lots into one, which will follow the zoning change - the screening and buffering requirement for non-residential land use which abuts a residential development will be followed;

Whereas, given the nature of property layout, a fence will be provided to enclose the playgrounds from the street and a privacy fence will be provided to screen the area from the surrounding neighboring residential land use - surrounding uses include single-family homes, duplexes, an elementary school, and additional multi-family and subsidized residential uses;

Whereas, at its August 19th, 2024 meeting, the Planning and Zoning Commission voted 7 to 0 to recommend approval;

Whereas, Staff recommends approval of the requested rezoning from 2F to O1 located at 1006 South 30th Street, Temple, Texas; and

Whereas, the City Council has considered these matters and deems it in the public interest to authorize this action.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF TEMPLE, TEXAS, THAT:

Part 1: Findings. All of the above premises are hereby found to be true and correct legislative and factual findings of the City Council of the City of Temple, Texas, and they are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

Part 2: The City Council approves a rezoning from Two-Family (2F) to Office-1 (O1) located at 1006 South 30th Street, Temple, Texas.

Part 3: The City Council directs the Director of Planning to make the necessary changes to the City Zoning Map.

Part 4: It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable and, if any section, paragraph, sentence, clause, or phrase of this Ordinance should be declared invalid by the final judgment or decree of any court of competent jurisdiction, such invalidity shall not affect any of the remaining sections, paragraphs, sentences, clauses, or phrases of this Ordinance, since the same would have been enacted by the City Council without the incorporation in this Ordinance of any such section, paragraph, sentence, clause, or phrase.

Part 5: This Ordinance shall take effect immediately from and after its passage in accordance with the provisions of the Charter of the City of Temple, Texas, and it is accordingly so ordained.

Part 6: It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act.

PASSED AND APPROVED on First Reading and Public Hearing on the **5th** day of **September, 2024.**

PASSED AND APPROVED on Second and Final Reading on the **19th** day of **September, 2024.**

THE CITY OF TEMPLE, TEXAS

TIMOTHY A. DAVIS, Mayor

ATTEST:

APPROVED AS TO FORM:

Jana Lewellen
City Secretary

Kathryn H. Davis
City Attorney