



## COUNCIL AGENDA ITEM MEMORANDUM

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### **DEPT./DIVISION SUBMISSION & REVIEW:**

Brian Chandler, Director of Planning and Development  
Kelly Atkinson, Assistant Director of Planning  
Jason Deckman, Senior Planner

**ITEM DESCRIPTION:** SECOND & FINAL READING – FY-24-27-ZC: Consider adopting an ordinance authorizing a rezoning request from Multi-Family 1 (MF-1) to Planned Development-Neighborhood Services (PD-NS), with a site development plan, to allow, as a permitted use, a Substance Abuse Treatment Facility or a Transitional Shelter at 509 S 9th Street (Cora Anderson Building), Temple, Texas.

**BACKGROUND:** Hilltop Recovery Ministries is leasing the Cora Anderson building on S 9th Street from Bell County. They propose to use the historic building as a Substance Abuse Treatment Facility and may offer residential in-patient substance abuse treatment and transitional shelter services in the near future.

The Cora Anderson Negro Hospital was opened on May 17, 1953, and was named for Cora Woods Campbell Anderson, the largest individual donor to the campaign to open the facility. The hospital provided in-patient treatment, surgery, and medical services to the growing African American population of Temple and Greater Bell County. Scott & White Hospital provided physicians, but the nurses and support staff were overwhelmingly African American. It was administered by a diverse advisory board and final decisions were made by the Scott & White Board of Trustees. One of the early trustees was US Senator Lyndon B. Johnson.

Hilltop Recovery Ministries is working to renovate and refurbish the historic facility to continue to serve the residents of Temple. The group is a registered faith-based organization and 501(c)3 non-profit organization. They provide services to women 18 years and older in Bell County experiencing addiction, abuse, and homelessness. Elements of their support program include assessment and case management, relationship counseling, life skills, and faith-based recovery support. They have been renovating and restoring the historic 5,500 square foot building, converting the former patient rooms to communal space and offices. The building will require a sprinkler system to come into compliance with the fire code before overnight residential recovery support would be permitted. The long-term plan is for 5 shared dormitory-style rooms for overnight clients. Other rooms are currently being converted for staff offices, therapy space, career/computer room, laundry, dining, kitchen, fitness, and an entertainment room. 2 full bathrooms and 3 half-baths would be available. The floor plan is attached to

this report as Exhibit B.

**Planned Development:** UDC Section 3.4.1 defines a Planned Development as:

“A flexible overlay zoning district designed to respond to unique development proposals, special design considerations and land use transitions by allowing evaluation of land use relationships to surrounding areas through development plan approval.”

As a Planned Development, per UDC Sec.3.4.3A, a Site/Development Plan is subject to review and approval by City Council and conditions of approval can be included into the rezoning Ordinance with a binding Site/Development Plan. In determining whether to approve, approve with conditions or deny a Planned Development application, the PZC and City Council must consider specific criteria identified in UDC Section 3.4.5. The applicant has provided a floor layout showing their plans to convert the Cora Anderson building.

Per the Use Tables in UDC Section 5.1, a Substance Abuse Treatment Facility and Transitional Shelter would both require a Conditional Use Permit (CUP), subject to Council approval. Both uses would include a site plan and applicable conditions. Given that the services provided by Hillside overlap the two defined uses, staff determined that the most efficient and common-sense path forward would be a single Planned Development rezoning, that would still provide review of the site plan, and allow for conditions to be put in place that could mitigate any impacts on the neighboring residential properties.

**Development Regulations:** The attached tables compare the uses between the existing and proposed zoning. No structural changes are proposed to alter the existing building.

**Subdivision Plat:** A subdivision plat is not required for this project.

**DEVELOPMENT REVIEW COMMITTEE (DRC):** As required by UDC Section 3.4.2B, the DRC discussed this project on June 3rd, 2024. DRC recommendations have been incorporated into the Planned Development Conditions.

**PUBLIC NOTICE:** Notice of the public hearing was sent to owners of 18 properties located within 200-feet of the subject property and to the applicable Independent School District (ISD), as required by State law and City Ordinance. As of 12:00 p.m. on Wednesday, June 12th, 2024, no responses have been received. Staff will provide an update during the Planning & Zoning Commission meeting as needed. The newspaper printed the notice of the public hearing on June 6th, 2024, in accordance with state law and local ordinance.

**SCHOOL DISTRICT:** Temple Independent School District (TISD)

**ALIGNMENT WITH ADOPTED PLANS:**

Plan	Comments
Strategic Plan	This item supports the City of Temple's Strategic Plan goal of building "a safe and healthy community". This item supports the City of Temple's Strategic Plan goal of building "a safe and healthy community".
Comprehensive Plan	<p>This action supports the Comprehensive Plan goal of "Growth and Development: Support desired development through thoughtful consideration of infrastructure, community character, and economic impact."</p> <p>The Future Development Plan identifies this area as Urban Residential. The plan recommends that non-residential uses are located on a collector street and implemented with either Neighborhood Services zoning district or with the framework of a Planned Development. The requested PD(NS) zoning is consistent with the 2020 Future Development Plan.</p> <p>The Thoroughfare Plan identifies East Avenue E as a Neighborhood Collector. No additional right-of-way will be required, and sidewalks are present on both Avenue E and 9th Street.</p>
Neighborhood Planning District	Revitalizing the historic hospital aligns with the goal of Neighborhood Conservation, ensuring that the inherent character of the neighborhood is preserved.
Mobility Master Plan	Existing sidewalks will continue to provide the necessary connectivity within the neighborhood. ITE Trip Gen does not provide a land use code for shelter, but traffic is expected to be low, and adequate parking is available, with 12 spaces on the subject property and diagonal parking available along 9th Street.

**STAFF RECOMMENDATION:** Staff recommends approval of the requested PD-NS Zoning District, subject to the following conditions:

1. Establishing that a substance abuse treatment facility and a transitional shelter shall be permitted by right on the subject property.
2. Requiring staff to be present at all times when clients receiving services are on-site or are otherwise are present in the building.
3. Requiring that indoor waiting room space must be provided; clients are not permitted to wait outdoors, either on sidewalks or public right-of-way.
4. Requiring fire suppression system in compliance with fire code shall be installed prior to housing clients as a transitional shelter.
5. Requiring general compliance with the site plan and floor plan attached to this ordinance as Exhibit A and B, respectively.
6. Establishing that existing parking as shown on the site plan provides sufficient off-street parking.

7. Minor adjustments to the site plan and floor plan may be approved during building permit review by the Director of Planning & Development.
8. Requiring that significant modifications to the approved site plan exhibits or a change in tenant are subject to review and approval by City Council.

**BOARDS & COMMISSIONS RECOMMENDATION:** On June 17th, 2024, the Planning & Zoning Commission recommended approval by a vote of 8 to 0.

**FISCAL IMPACT:** Not applicable

**ATTACHMENTS:**

Ordinance  
Exhibit A – Site Plan  
Exhibit B – Floor Plan  
Case Maps  
Comparison table  
Trip Generation  
Site Photos  
Returned property owner responses (as needed)