

ORDINANCE NO. {{item.sequential_number}}
(FY-24-27-ZC)

AN ORDINANCE OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A REZONING FROM MULTI-FAMILY 1 TO PLANNED DEVELOPMENT-NEIGHBORHOOD SERVICES, WITH A SITE/DEVELOPMENT PLAN, TO ALLOW, AS A PERMITTED USE, A SUBSTANCE ABUSE TREATMENT FACILITY OR A TRANSITIONAL SHELTER AT THE CORA ANDERSON BUILDING, ADDRESSED AS 509 SOUTH 9TH STREET, TEMPLE, TEXAS; PROVIDING A SEVERABILITY CLAUSE; PROVIDING A SAVINGS CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

Whereas, Hilltop Recovery Ministries is currently leasing the Cora Anderson Building on South 9th Street from Bell County and is proposing to use the historic building as a substance abuse treatment facility, which may offer residential in-patient substance abuse treatment and transitional shelter services in the near future;

Whereas, 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 the City of Temple and Greater Bell County;

Whereas, 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 which included U.S. Senator Lyndon B. Johnson as one of the early trustees;

Whereas, Hilltop Recovery Ministries is working to renovate and refurbish the historic facility to continue to serve the residents of the City - the group is a registered faith-based organization and 501(c)3 non-profit organization which provides services to women 18 years and older in Bell County experiencing addiction, abuse, and homelessness;

Whereas, elements of Hilltop Recovery Ministries' support program include assessment and case management, relationship counseling, life skills, and faith-based recovery support – it has been renovating and restoring the historic 5,500-square-foot building, converting the former patient rooms to communal space and offices;

Whereas, the building will require a Fire Code-compliant sprinkler system before overnight residential recovery support would be permitted - the long-term plan includes five shared dormitory-style rooms for overnight clients;

Whereas, other rooms are currently being converted for staff offices, therapy space, a career/computer room, laundry, dining, kitchen, fitness, and an entertainment room - two full bathrooms and three half-baths would also be available;

Whereas, at its June 17, 2024 meeting, the Planning and Zoning Commission voted 8 to 0 to recommend approval;

Whereas, Staff recommends approval of the requested rezoning from MF-1 to PD-NS, 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 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 in public rights-of-way;
4. Requiring that a fire suppression system in compliance with the 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 Exhibits A and B, respectively;
6. Establishing that existing parking as shown on the Site Plan provides sufficient off-street parking;
7. Requiring that minor adjustments to the Site Plan and Floor Plan be approved during building permit review by the Director of Planning and Development; and
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.

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

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 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 the Cora Anderson Building, addressed as 509 South 9th Street, Temple, Texas, 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 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 in public rights-of-way;
4. Requiring that a fire suppression system in compliance with the 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 Exhibits A and B, respectively;
6. Establishing that existing parking as shown on the Site Plan provides sufficient off-street parking;
7. Requiring that minor adjustments to the Site Plan and Floor Plan be approved during building permit review by the Director of Planning and Development; and
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.

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 **11th** day of **July, 2024**.

PASSED AND APPROVED on Second and Final Reading on the **18th** day of **July, 2024**.

THE CITY OF TEMPLE, TEXAS

TIMOTHY A. DAVIS, Mayor

ATTEST:

APPROVED AS TO FORM:

Jana Lewellen
City Secretary

Kathryn H. Davis
City Attorney