

ORDINANCE NO. {{item.custom\_tracking\_number}}  
(FY-21-18-ZC)

AN ORDINANCE OF THE CITY OF TEMPLE, TEXAS, AUTHORIZING A REZONING REQUEST FROM AGRICULTURAL TO LIGHT INDUSTRIAL DISTRICT ON APPROXIMATELY 1 ACRE AND APPROXIMATELY 5 ACRES ADDRESSED AS 1801 AND 2215 MOORES MILL ROAD, AND AN APPROXIMATELY 0.24-ACRE REMAINDER OF AN APPROXIMATELY 0.923-ACRE TRACT DESCRIBED AS TRACT 1 IN VOLUME 5869, PAGE 900 AND CONVEYED TO TEMPLE ECONOMIC DEVELOPMENT CORPORATION IN DOCUMENT NO. 2015011307, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BELL COUNTY, TEXAS; AND PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING AN OPEN MEETINGS CLAUSE.

---

**Whereas**, the applicant requests rezoning of tracts located in the City's Industrial Park and Reinvestment Zone to accommodate future industrial development;

**Whereas**, the City owns the one- and five-acre tracts that are being conveyed to Temple Economic Development Corporation (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 right-of-way 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;

**Whereas**, the rezoning request also includes a small strip of land (approximately 0.24 acres) that is part of the TEDC property along the Moores Mill Road frontage - the requested Light Industrial (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;

**Whereas**, the final plat of Site 64 has been submitted to the City and is under review;

**Whereas**, on April 5, 2021, the Planning and Zoning Commission met and reviewed this item and recommended approval by a vote of 8 to 0 - Staff recommends Council authorize a rezoning request from Agricultural to Light Industrial District on approximately 1 acre and approximately 5 acres addressed as 1801 and 2215 Moores Mill Road, and an approximately 0.24-acre remainder of an approximately 0.923-acre tract described as Tract 1 in Volume 5869, Page 900 and conveyed to Temple Economic Development Corporation in Document No. 2015011307, Official Public Records of Real Property, Bell County, Texas; and

**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 request from Agricultural to Light Industrial District on approximately 1 acre and approximately 5 acres addressed as 1801 and 2215 Moores Mill Road, and an approximately 0.24-acre remainder of an approximately 0.923-acre tract described as Tract 1 in Volume 5869, Page 900 and conveyed to Temple Economic Development Corporation in Document No. 2015011307, Official Public Records of Real Property, Bell County, 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 phrase, clause, sentence, paragraph or section 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 phrases, clauses, sentences, paragraphs or sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such phrase, clause, sentence, paragraph or section.

**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.

**PASSED AND APPROVED** on First Reading and Public Hearing on the **6<sup>th</sup>** day of **May, 2021**.

**PASSED AND APPROVED** on Second and Final Reading on the **20<sup>th</sup>** day of **May, 2021**.

THE CITY OF TEMPLE, TEXAS

\_\_\_\_\_  
TIMOTHY A. DAVIS, Mayor

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
Jana Lewellen  
City Secretary

\_\_\_\_\_  
Kathryn H. Davis  
City Attorney