



INTEROFFICE MEMORANDUM

TO: GLENN MORRISON, CITY MANAGER

VIA: KATHY DAVIS, CITY ATTORNEY
JOHN SUTTON, ASSISTANT CITY MANAGER- EXT. SVCS.
DR. RAY SHANAA, EX. DIR. PLANNING & DEV. SVCS.

FROM: TONY D. MCILWAIN, AICP, CFM, CITY PLANNER

DATE: FEBRUARY 24, 2015

SUBJECT: LAKEVIEW PARK EXECUTIVE SUMMARY

The purpose of this summary is to provide a summation of facts surrounding the Lakeview Park Planned Unit Development (PUD). National Bank submitted a zoning case for the proposed development on August 15, 2014. This development is 40.87 acres and is located at the southwest corner of Rancier Avenue and Roy Reynolds. The PUD allows 35.78 acres of “SF-2” (Single-Family Residential District) uses and associated requirements along with approximately 5.09 acres of “B-3” (Local Business District). The PUD was recommended for approval by the Planning and Zoning Commission on October 6, 2014, and approved by the Killeen City Council on October 28, 2014 (Ord. #14-078) with the following residential lot deviations:

- 20’ front yard setback;
- 5,750 square feet minimum lot size; and
- 115’ minimum lot depth.

Following approval of the zoning request, the property owner submitted Lakeview Park Subdivision, 2nd Replat, which is a 37.033 acres final plat of the subject site. The final plat, consisting of 165 residential lots and one commercial lot was approved by the Planning and Zoning Commission on December 15, 2014. There has been no other entitlement activity (zoning and platting) involving the property.

Tony D. McIlwain, AICP, CFM
City Planner