



ZONING CASE #Z18-23

“UD” with C.U.P. for “RT-1”
to “UD” with C.U.P. for “R-2”

PH-18-037

December 4, 2018

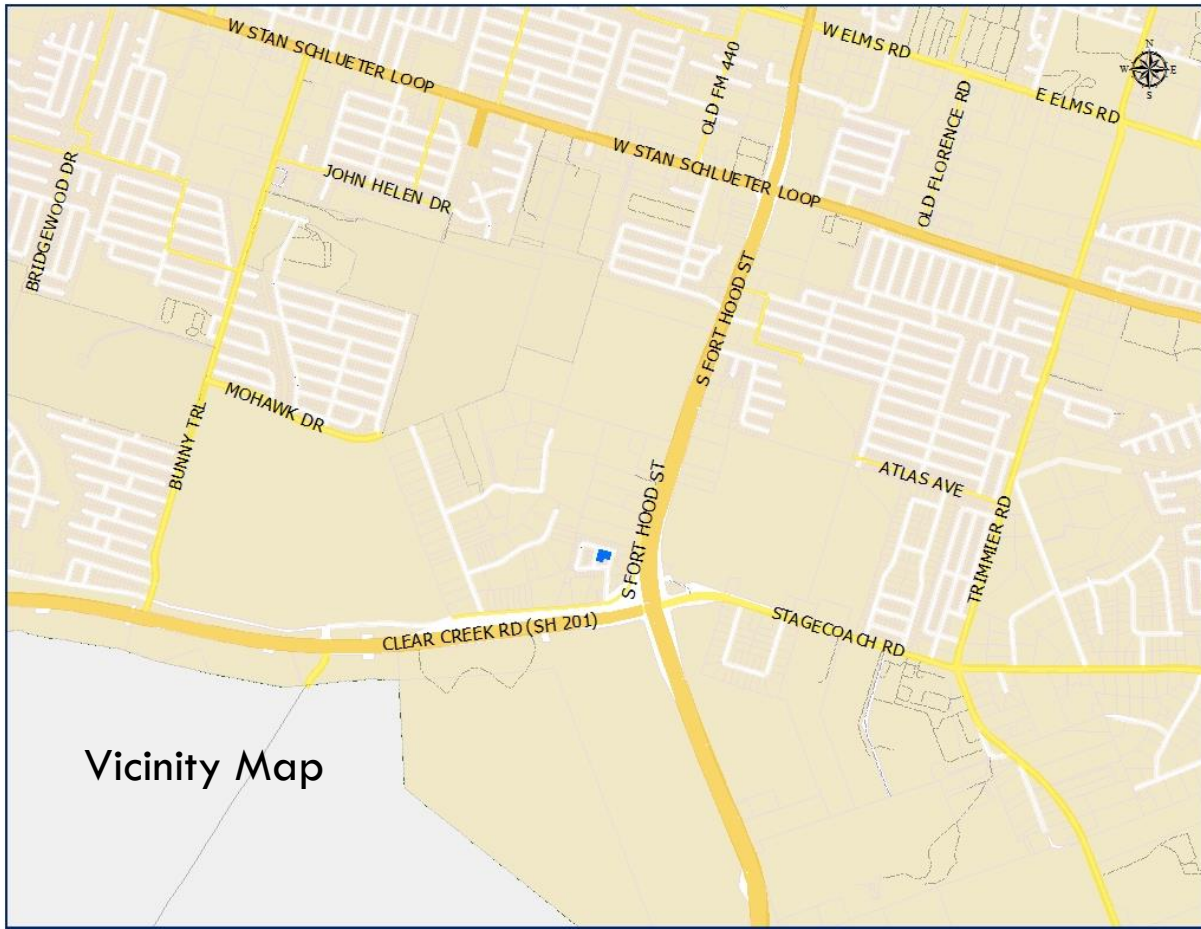
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2

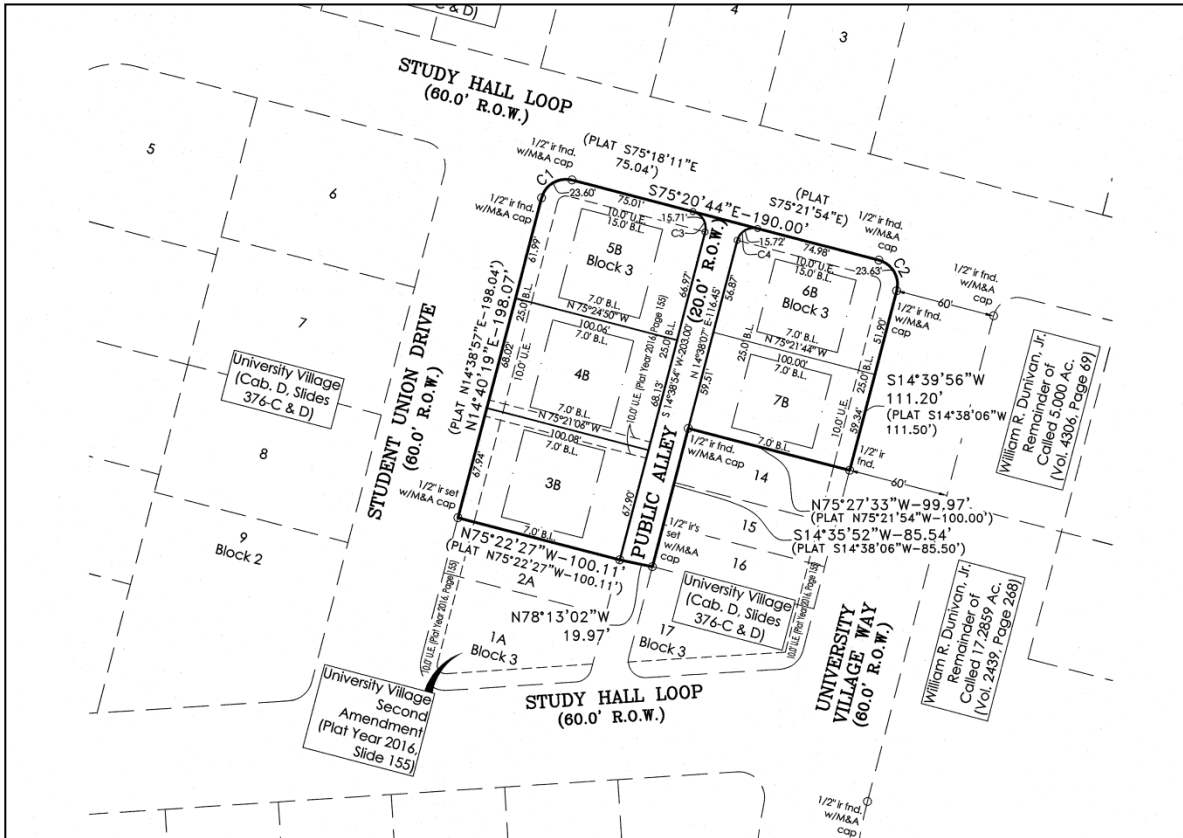
- Mitchell & Associates, Inc. submits this request on behalf of Reece’s Creek Group, L.C. to rezone Lots 3A-8A, Block 3, University Village, Second Amendment and Lots 10-13, Block 3, University Village, from University District (“UD”) with a Conditional Use Permit (C.U.P.) for “RT-1” (Residential Townhouse Single-Family District) to University District (“UD”) with a Conditional Use Permit (C.U.P.) for “R-2” (Two-Family Residential District).
- The properties are addressed as 6700, 6702, 6704, 6706, 6708 and 6710 Student Union Drive and 6701, 6703, 6705 and 6707 University Village Way, Killeen, Texas. The effect of this rezoning would revert the ten (10) existing townhouse lots to five (5) duplex lots.

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3



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5

□ Current Conditions



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6

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7

□ Current Conditions



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8

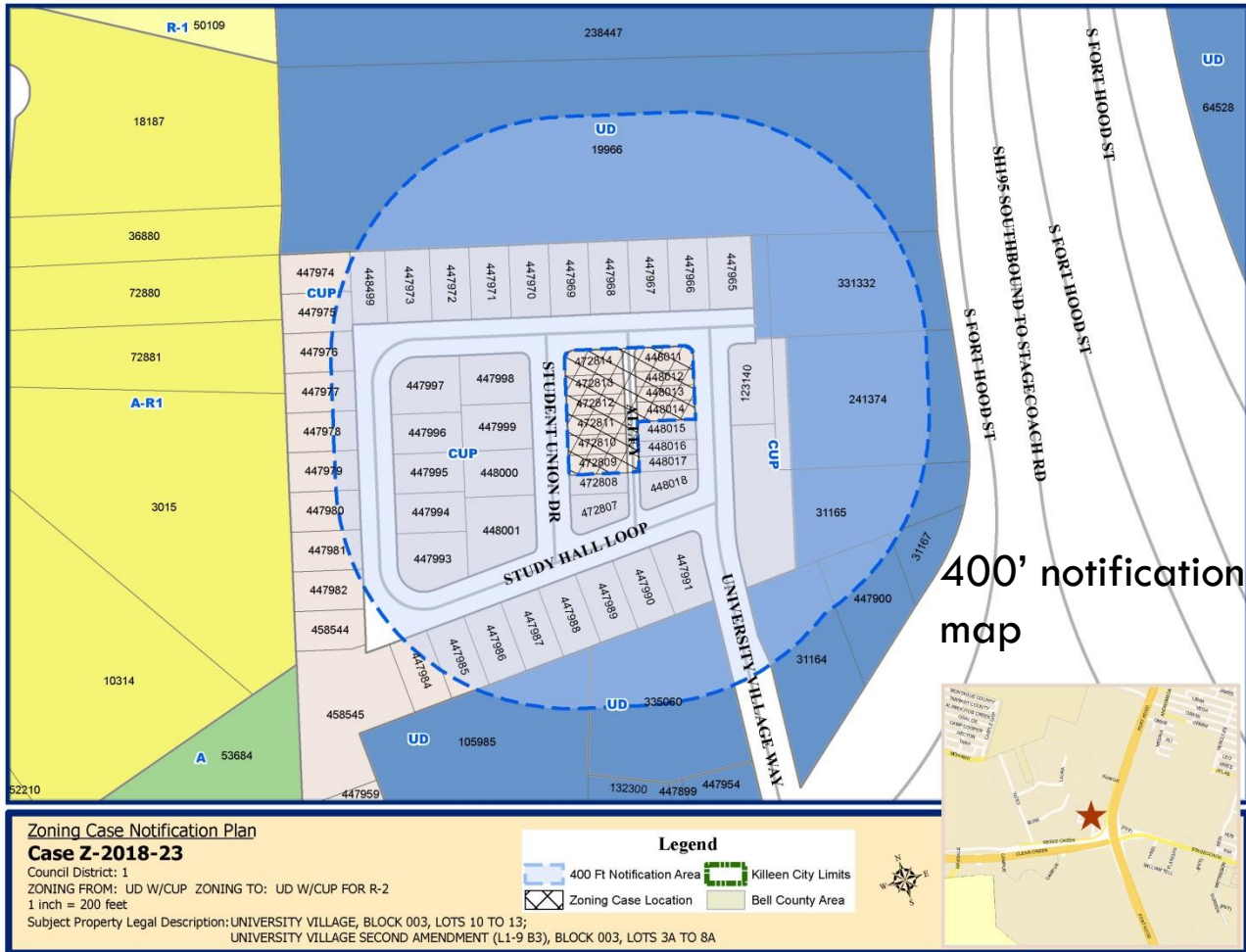
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- The property is designated as ‘Suburban Commercial’ on the Comprehensive Plan’s Future Land Use Map (FLUM). This designation encompasses a range of commercial retail and service uses, at varying scales and intensities depending on the site.
- The City Council may grant a Conditional Use Permit (C.U.P.) for any residential or business land use for a specific parcel within the University District (“UD”).
- Staff notified sixteen (16) surrounding property owners within 400 ft. of the subject site and has received no responses in support or opposition.

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- The Planning and Zoning Commission recommended approval of the applicant’s zoning request by a vote of 5 to 0.
- There is no minimal lot size within the University District.
- The applicant shall meet the “R-2” minimum setback requirements and all other applicable University District design standards and landscaping requirements.