

ORDINANCE NO. 25-XXX

AN ORDINANCE AMENDING THE CITY OF KILLEEN ZONING ORDINANCE BY CHANGING THE ZONING OF APPROXIMATELY 6.7 ACRES, BEING LOTS 14-23, BLOCK 7; LOTS 13-30, BLOCK 8, OUT OF MORRIS SUBDIVISION PHASE TWO, FROM “R-2” (TWO-FAMILY RESIDENTIAL DISTRICT) TO “SF-2” (SINGLE-FAMILY RESIDENTIAL DISTRICT); PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, pursuant to Chapter 211 of the Texas Local Government Code and Section 31-39 of the City of Killeen Code of Ordinances, the City Council, upon application, may amend the City of Killeen Zoning Ordinance following a recommendation by the Planning and Zoning Commission and a public hearing;

WHEREAS, Mitchell & Associates, Inc., on behalf of Killeen Summit Builders, LLC; presented to the City of Killeen, a request for an amendment to the City of Killeen Zoning Ordinance by changing the classification of approximately 6.7 acres, being Lots 14-23, Block 7; Lots 13-30, Block 8, out of Morris Subdivision Phase Two, from “R-2” (Two-Family Residential District) to “SF-2” (Single-Family Residential District), locally addressed as 1101-1108, 1110, 1201-1206, and 1301-1306 Nina Drive; 1102, 1104, 3204, 3206, 3208, 3210, 3212, 3214, and 3216 Ricks Road, Killeen, Texas, from “R-2” (Two-Family Residential District) to “SF-2” (Single-Family Residential District);

WHEREAS, the Planning and Zoning Commission of the City of Killeen, following a public hearing on July 14, 2025, duly recommended approval of the application for amendment;

WHEREAS, due notice of the filing of said request and the date of hearing thereon was given as required by law, and hearing on said request was set for 3:00 P.M., on August 19, 2025, at the City Hall, City of Killeen; and

WHEREAS, the City Council at said hearing duly considered said request, the action of the Planning and Zoning Commission, and the evidence in support thereof, and the City Council being of the majority opinion that the applicant’s zoning request should be approved as recommended by the Planning and Zoning Commission.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KILLEEN:

SECTION I. That the zoning classification of approximately 6.7 acres, being Lots 14-23, Block 7; Lots 13-30, Block 8, out of Morris Subdivision Phase Two, from “R-2” (Two-Family Residential District) to “SF-2” (Single-Family Residential District), locally addressed as 1101-1108, 1110, 1201-1206, and 1301-1306 Nina Drive; and 3204, 3206, 3208, 3210, 3212, 3214, and 3216 Ricks Road, Killeen, Texas, from “R-2” (Two-Family Residential District) to “SF-2” (Single-Family Residential District).

SECTION II. That should any section or part of this ordinance be declared unconstitutional or invalid for any reason, it shall not invalidate or impair the validity, force, or effect of any other section or parts of this ordinance.

SECTION III. That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION IV. That this ordinance shall take effect immediately upon passage of the ordinance.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Killeen, Texas, this 19th day of August 2025, at which meeting a quorum was present, held in accordance with the provisions of V.T.C.A., Government Code, § 551.001, *et seq.*

APPROVED:

Debbie Nash-King, MAYOR

ATTEST:

Laura J. Calcote, CITY SECRETARY

APPROVED AS TO FORM

Holli C. Clements, CITY ATTORNEY

Case #25-23

Ord. #25-____