



“UD” TO “UD” WITH A CUP FOR
“R-1” AND “A” TO “R-1”



ZONING CASE #Z17-18



- The property is a rectangular tract consisting of 85.955 acres
- The property currently has two zoning districts: University District and Agricultural District and there has been no recent zoning activity for this site.
- The property is located adjacent to S.H. 195 and is sparsely developed

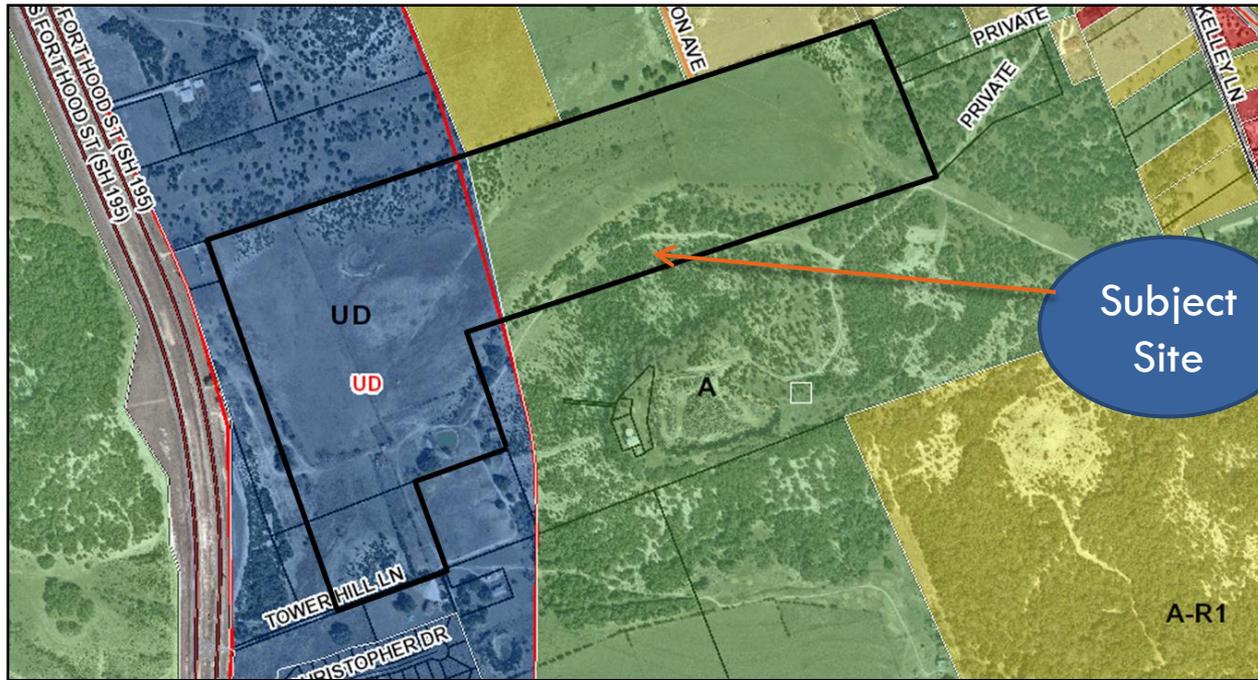


Exhibit 1. Zoning map

85.955 acres tract being locally known as 9600 S. Fort Hood Street, Killeen, Texas

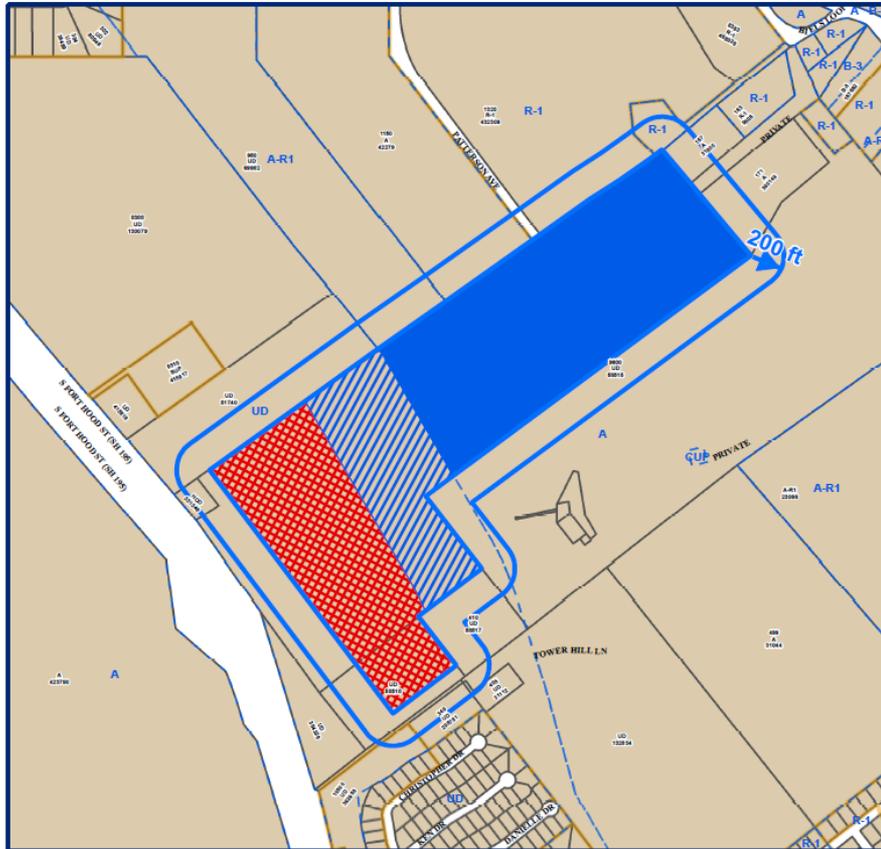
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- ❑ The property is designated as ‘Suburban Commercial’(SC), ‘Parks-Recreation’(PR) and ‘Estate’(E) on the Comprehensive Plan’s Future Land Use Map (FLUM); the zoning request is not consistent with the FLUM
- ❑ The applicant submitted a concurrent FLUM amendment request for ‘General Residential, which the Planning and Zoning Commission recommended for approval
- ❑ Staff notified sixteen surrounding property owners; no protests were received

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- The Planning and Zoning Commission recommended approval (4 to 1 vote) of a CUP to allow single family residential housing for 16.517 acres of land subject to 1): current height and lot area standards in the “R-1” zoning district and 2): current architectural and landscaping standards of the “UD”; Commission also recommended approval of rezoning the current 43.823 acres of agricultural land to “R-1”
- This amounts to 60.34 acres of land being rezoned and does not include the front 950 feet of depth within the “UD”; 25.615 acres of land will retain baseline “UD” zoning

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PLANNING AND
DEVELOPMENT SERVICES

ZONING CASE:

Z17-18

ZONING FROM:

A and UD to R-1

APPLICANT:

GARLAND AND JO ANN
KELLEY

PROPERTY OWNER:

GARLAND AND JO ANN
KELLEY

LEGAL DESCRIPTION:

MOSES T MARTIN SURVEY
ABSTRACT 963

LEGEND

-  200' Buffer
-  R-1
-  UD
-  UD W/ CUP
-  Current Zoning
-  Subdivision
-  Parcel
-  City Limits



Date: 7/12/2017