



# ORDINANCE AMENDING CHAPTER 31 – PUD REQUIREMENT FOR MULTIFAMILY

RS-22-075

October 18, 2022

# Background

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- Killeen Code of Ordinances Sec. 31-256.9(a) currently states:

*A planned unit development (PUD) [...] shall be required for any request for an R-3F and/or R-3A district when the total acreage of the request alone, or when the total acreage of the request combined with all adjacent areas zoned R-2, R-3, R-3F, and R-3A, and/or areas within a two-thousand feet radius of any of the property seeking to be rezoned, consist of twenty-five (25) acres or more.*

# Background

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- This provision often triggers the requirement for a PUD in areas where infill development should be encouraged, including North Killeen.
- If approved, the proposed amendment will

# Background

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- Staff is proposing to amend Sec. 31-256.9(a) as follows:

A planned unit development (PUD) [...] shall be required for any request for an R-3F and/or R-3A district when the total acreage of the request ~~alone, or when the total acreage of the request combined with all adjacent areas zoned R-2, R-3, R-3F, and R-3A, and/or areas within a two-thousand feet radius of any of the property seeking to be rezoned, consist of twenty-five (25) acres or more~~ is greater than five (5) acres.

# Background

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- This proposed change is consistent with Sec. 31-802(d), which states: “Generally, the minimum acreage for a planned development shall be five acres.”
- If approved, the proposed change will allow applicants to more easily request to rezone property for multifamily development, particularly for small infill lots in North Killeen.

# Alternatives

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- ❑ The City Council has three (3) alternatives:
  - ▣ Do not approve the ordinance;
  - ▣ Approve the ordinance with modifications; or
  - ▣ Approve the ordinance as presented.

# Recommendations

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- Staff recommends approval of the ordinance as presented.
- On September 19, 2022, the Planning and Zoning Commission recommended approval of the ordinance as presented by a vote of 6 to 0.