

## **ORDINANCE \_\_\_\_\_**

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF KILLEEN BY CHANGING THE ZONING OF APPROXIMATELY 221.272 ACRES OF LAND OUT OF THE JOHN E. MADDERA SURVEY, ABSTRACT NO. 600, FROM “A” (AGRICULTURAL DISTRICT) TO PLANNED UNIT DEVELOPMENT (PUD) WITH “SF-2” (SINGLE-FAMILY RESIDENTIAL DISTRICT), “R-3A” (MULTIFAMILY RESIDENTIAL DISTRICT), “RT-1” (RESIDENTIAL TOWNHOUSE SINGLE-FAMILY DISTRICT), AND “NBD” (NEIGHBORHOOD BUSINESS DISTRICT) USES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, Belton Engineering, on behalf of Bunny Trail Real Estate, LP, has presented to the City of Killeen, a request for an amendment of the zoning ordinance of the City of Killeen by changing the classification of approximately 221.272 acres of land out of the John E. Maddera Survey, Abstract No. 600, from “A” (Agricultural District) to Planned Unit Development (PUD) with “SF-2” (Single-Family Residential District), “R-3A” (Multifamily Residential District), “RT-1” (Residential Townhouse Single-Family District), and “NBD” (Neighborhood Business District) uses, said request having been duly recommended for approval of the request, with condition that lighting be added to the greenway trail segment, by the Planning and Zoning Commission of the City of Killeen on the 6<sup>th</sup> day of March 2023, and 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 5:00 P.M., on the 11<sup>th</sup> day of April 2023, at the City Hall, City of Killeen;

**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 221.272 acres of land out of the John E. Maddera Survey, Abstract No. 600, from “A” (Agricultural District) to Planned Unit Development (PUD) with “SF-2” (Single-Family Residential District), “R-3A” (Multifamily Residential District), “RT-1” (Residential Townhouse Single-Family District), and “NBD” (Neighborhood Business District) uses, said request having been duly recommended for approval of the request with condition that lighting be added to the greenway trail segment as recommended by the Planning and Zoning Commission, for the property locally addressed as 6603 Bunny Trail, Killeen, Texas.

**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 11<sup>th</sup> day of April 2023, 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:**

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**Debbie Nash-King, MAYOR**

**ATTEST:**

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**Laura J. Calcote, CITY SECRETARY**

**APPROVED AS TO FORM**

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**Holli C. Clements, CITY ATTORNEY**

Case #22-59

Ord. #23-\_\_\_\_