

ORDINANCE _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF KILLEEN BY CHANGING THE ZONING OF CERTAIN PROPERTY OUT OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS, FROM R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO R-1 WITH A PLANNED UNIT DEVELOPMENT (PUD) OVERLAY; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, RSBP Developers, Inc. has presented to the City of Killeen a request for amendment of the Zoning Ordinance of the City of Killeen by changing the classification of the hereinafter described property from R-1 (Single-family Residential District) to R-1 (Single-family Residential District) with a Planned Unit Development (PUD) overlay for Lots 1-2, Blocks 10 through 13, Bunny Trail Estates Phase One and Lots 3-19, Block 10 and Lots 3-34, Blocks 11 through 13, Bunny Trail Estates Phase Two, said request having been duly presented and recommended for approval to by the Planning and Zoning Commission of the City of Killeen on the 21st day of December 2015 with the following conditions:

- Side yards shall be a minimum width of nine (9) feet (, exclusive of those side yards located adjacent to public rights-of-way, which shall remain at fifteen (15) feet.
- Rear yards shall have a depth of not less than seventeen (17) feet (as illustrated on the attached PUD site concept plan) from the current standard of twenty-five (25) feet.
- There shall be a minimum of 3-sides masonry (for the front and side exteriors) of all housing units.
- Each lot shall be fully sodded;

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 12th day of January 2016, 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 request should be approved;

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

Section I. That the zoning classification of the following described tract be changed from R-1 (Single-family Residential District) to R-1 (Single-family Residential District) with a Planned Unit Development (PUD) overlay, with the standards as stipulated by the Planning and Zoning Commission, for Lots 1-2, Blocks 10 through 13, Bunny Trail Estates Phase One and Lots 3-19, Block 10 and Lots 3-34, Blocks 11 through 13, Bunny Trail Estates Phase Two, 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 12th day of January 2016, 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:

Scott Cospo, MAYOR

ATTEST:

Dianna Barker, CITY SECRETARY

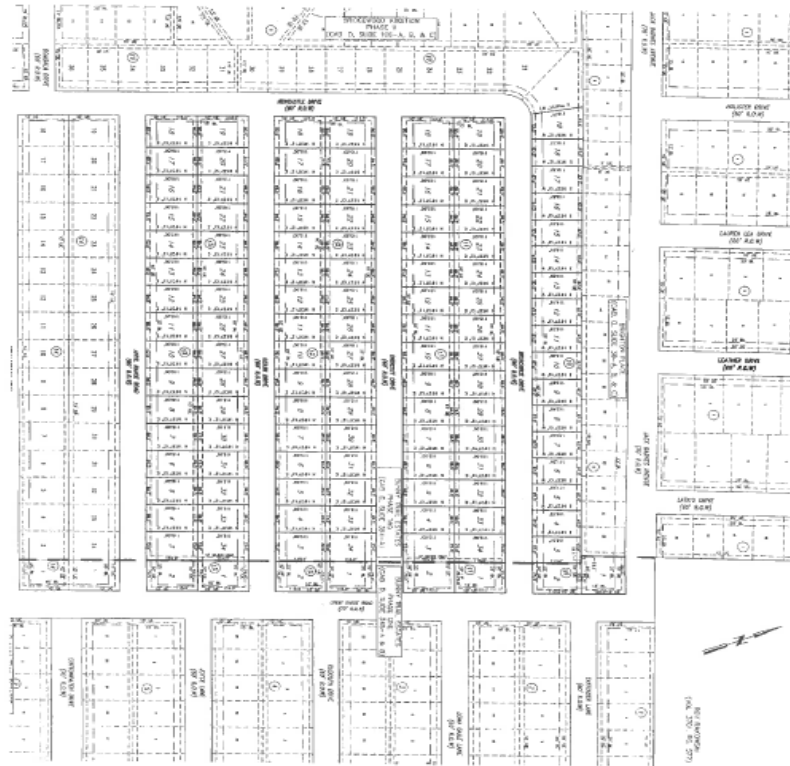
APPROVED AS TO FORM

Kathryn H. Davis, City Attorney
Case #15-33
Ord. #

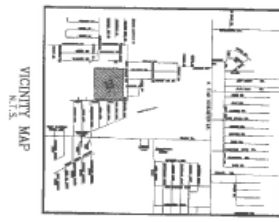
Fig. 1: PUD Site Concept Plan



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SECTION: All other dimensions are as shown on the site plan. The dimensions shown on this plan are for informational purposes only and do not constitute a warranty of accuracy. The dimensions shown on this plan are for informational purposes only and do not constitute a warranty of accuracy.



ZONING EXHIBIT

PUD SITE CONCEPT PLAN
KILLEEN, BELL COUNTY, TEXAS

Project No.	2021-049
Block	
No. of Lots	151
Scale	1" = 100'
Date	11/17/2021
Client No.	402/707
Sheet No.	12

DATE	DESCRIPTION

KILLEEN ENGINEERING & SURVEYING, LTD

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TWP REGISTRATION NO. F-4200
TWP REGISTRATION NO. 10244-02