



ZONING CASE #Z17-12
“R-1” TO “R-1” WITH CUP

PH-17-028

June 6, 2017



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- The property is located as 2812 Bacon Ranch Road and is platted as Lot 56, Block 3, Copper Mountain One, Phase II
- There is an existing pocket park (containing playground equipment and other improvements) at this location
- The “R-1” (Single-Family Residential District) does not allow private parks
- Approval of the CUP will allow the existing park to remain as a private owned and maintained neighborhood amenity

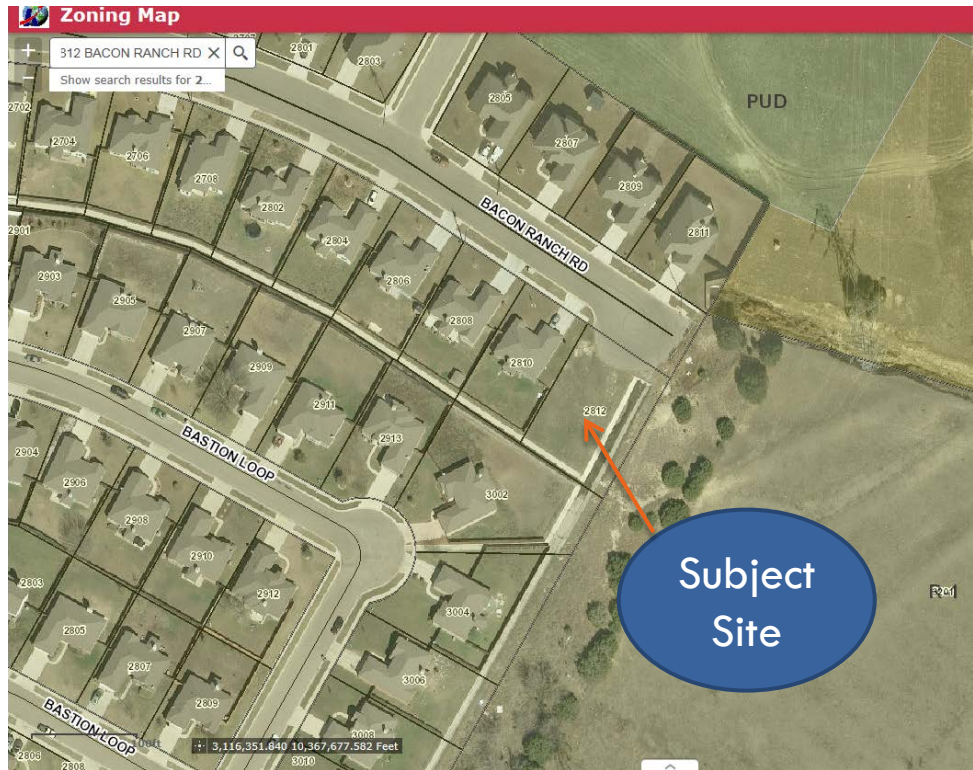


Exhibit 1. Zoning map

2812 Bacon Ranch Road, Killeen, Texas



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- The property is designated as ‘General Residential’ on the Comprehensive Plan’s Future Land Use Map (FLUM); the zoning request is consistent with the FLUM
- Staff notified thirteen surrounding property owners; no protests were received
- The Planning and Zoning Commission recommended approval of the CUP on May 1, 2017, by a vote of 6 to 0

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- ❑ The CUP conditions include:
 - the CUP is approved for a period of five years
 - the applicant shall maintain a sign prominently denoting the contact information for the park ownership group
 - Within 60 days from approval of the CUP, the applicant shall install a perimeter safety fence along the park's eastern boundary, adjacent to the drainage feature
 - At the time Bacon Ranch Road is extended, the applicant shall provide safety fencing along the right-of-way
 - The property shall remain fully insured and a monthly inspection report shall be provided to the Planning staff
 - The park shall be open to the public from daylight to dusk