

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

**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF KILLEEN BY CHANGING THE ZONING OF PART OF LOT 1, BLOCK 1, COUNTRY MEADOWS MOBILE HOME PARK, CONSISTING OF APPROXIMATELY 45.106 ACRES, FROM “R-2” (TWO-FAMILY RESIDENTIAL DISTRICT) AND “R-MH” (RESIDENTIAL MOBILE HOME DISTRICT) TO A PLANNED UNIT DEVELOPMENT (PUD) WITH “SF-2” (SINGLE-FAMILY RESIDENTIAL DISTRICT) AND “R-2” (TWO-FAMILY RESIDENTIAL DISTRICT) USES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, WBW Development 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 part of Lot 1, Block 1, Country Meadows Mobile Home Park, consisting of approximately 45.106 acres, from “R-2” (Two-Family Residential District) and “R-MH” (Residential Mobile Home District) to a Planned Unit Development (PUD) with “SF-2” (Single-Family Residential District) and “R-2” (Two-Family Residential District) uses, said request having been recommended for approval by the Planning and Zoning Commission of the City of Killeen on the 1<sup>st</sup> day of October 2018, 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 30<sup>th</sup> day of October 2018, 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;

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

**SECTION I.** That the zoning classification of part of Lot 1, Block 1, Country Meadows Mobile Home Park be changed from “R-2” (Two-Family Residential District) and “R-MH” (Residential Mobile Home District) to a Planned Unit Development (PUD) with “SF-2” (Single-Family Residential District) and “R-2” (Two-Family Residential District) uses with the following conditions:

1. Connectivity:
  - a. There shall be a stub-out street that ties into the existing platted street to the east of the PUD (Woodbine Drive) having a sixty (60) foot wide right-of-way.
  - b. There shall be a stub-out street that ties into the undeveloped property to the south (Property ID No. 383234) having a sixty (60) foot wide right-of-way.
  - c. There shall be an Emergency Access Easement provided on the north side of the PUD tying into one of the existing stub-outs to the north (Country Meadows Loop) that is a minimum of twenty (20) feet in width, paved with an all-weather surface to be approved by the City’s Fire Marshall, and equipped with a Knox Box.
2. Landscaping:
  - a. Each residential lot shall have a minimum of two (2) six (6) foot tall canopy trees at least two (2) inch caliper in size. One (1) tree shall be located in the front yard, and one (1) tree shall be located in the backyard of each lot.
  - b. Each residential lot shall have five (5) 5-gallon shrubs, three (3) 3-gallon shrubs.
  - c. Each residential lot shall be fully sodded (front, side, and rear yard).

- d. All landscaping must be in place upon final inspection unless an extension is granted in writing by the Building Official. Such extension shall not exceed sixty (60) days.

3. Architectural Design:

- a. Each residential structure shall have a minimum of 100% masonry on the front elevation and 50% masonry on each side elevation, exclusive of windows, doors, gables, eaves, soffits, walls above roof lines, porches and patios at least four foot by eight foot (4'x8') in size. Masonry shall include brick, stucco, or stone, but shall not include fiber-cement siding.
- b. The same elevation shall not be repeated within any grouping of five (5) lots on the same side of the street, and shall not be repeated directly across the street, or on a diagonal.

4. "SF-2" (Single-Family Residential) Lots:

- a. Rear yard setbacks shall be reduced from twenty (20) feet to fifteen (15) feet.
- b. Minimum lot depth shall be increased from one hundred (100) feet to one hundred and five (105) feet.
- c. All other requirements for "SF-2," as outlined in Chapter 31, will be met unless otherwise noted herein.

5. "R-2" (Two-Family Residential) Lots:

- a. No more than forty-five (45) duplex lots shall be provided within the PUD.
- b. Side yard setbacks shall be reduced from seven (7) feet to five (5) feet.
- c. All "R-2" lots shall front on a sixty (60) foot wide right-of-way.

d. All other requirements for “R-2,” as outlined in Chapter 31, will be met unless otherwise noted herein.

**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 30<sup>th</sup> day of October 2018, 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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**Jose L. Segarra, MAYOR**

**ATTEST:**

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**Lucy C. Aldrich, CITY SECRETARY**

**APPROVED AS TO FORM**

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**Kathryn H. Davis, CITY ATTORNEY**

Case #18-21  
Ord. #18-\_\_\_\_