

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 'A' (AGRICULTURAL DISTRICT), A-R1 (AGRICULTURAL SINGLE FAMILY RESIDENTIAL DISTRICT) AND SR-1 (SUBURBAN RESIDENTIAL SINGLE FAMILY RESIDENTIAL DISTRICT) TO P.U.D. (PLANNED UNIT DEVELOPMENT) FOR SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND GREEN SPACE; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Killeen Chaparral Development L.L.C. and RSBP Developers have presented to the City of Killeen a request for amendment of the zoning ordinance of the City of Killeen by changing the classification of 199.5 acres, being part of the A. H. Wood Survey, Abstract No. 886, the W. E. Hall Survey, Abstract No. 1116 and the J. B. Harris Survey, Abstract no. 452, from 'A' (Agricultural District), A-R1 (Agricultural Single Family Residential District) and SR-1 (Suburban Residential Single Family Residential District) to P.U.D. (Planned Unit Development) for single family residential use and green space, said request having been duly presented and recommended for approval by the Planning and Zoning Commission of the City of Killeen on the 9th day of September 2013 with the following conditions of approval:

- Residential density shall not exceed 3.5 dwelling units per gross acre;
- Residential development shall not exceed 660 lots;
- Seventy percent (70%) of the residential lots shall be at least 55' in width or larger (at the 20' front building line);
- Fifteen percent (15%) of the residential lots shall be at least 95' in width or larger (at the 20' front building line);

- The proposed “green space” as illustrated in Exhibit A (to include the creek buffer zones and additional riparian buffers) shall be dedicated to the City for future parkland purposes; 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 24th day of September 2013, 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 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 ‘A’ (Agricultural District), A-R1 (Agricultural Single Family Residential District) and SR-1 (Suburban Residential Single Family Residential District) to P.U.D. (Planned Unit Development) for single family residential use and green space, for 199.5 acres, being part of the A. H. Wood Survey, Abstract No. 886, the W. E. Hall Survey, Abstract No. 1116 and the J. B. Harris Survey, Abstract No. 452, and being located along the Killeen/Harker Heights city limits, north of Chaparral Road, 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 24th day of September 2013, 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:




Daniel A. Corbin, MAYOR

ATTEST:


Dianna Barker, CITY SECRETARY

APPROVED AS TO FORM


Kathryn H. Davis, City Attorney

Case #13-27

Ord #13-___