



**INTEROFFICE MEMORANDUM**

**TO: GLENN MORRISON, CITY MANAGER**

**VIA: KATHY DAVIS, CITY ATTORNEY**  
**JOHN SUTTON, ASSISTANT CITY MANAGER- EXT. SVCS.**  
**DR. RAY SHANAA, EX. DIR. PLANNING & DEV. SVCS.**

**FROM: TONY D. MCILWAIN, AICP, CFM, CITY PLANNER**

**DATE: FEBRUARY 24, 2015**

**SUBJECT: THE VILLAGE AT CLEAR CREEK EXECUTIVE SUMMARY**

The purpose of this summary is to provide a summation of facts surrounding The Village at Clear Creek Planned Unit Development (PUD). Abbott Springs, LTD. submitted a zoning case for the proposed development on August 24, 2012. This development is 5 acres and is located at 2710 Clear Creek Road. The PUD allows “R-3A” (Multifamily Apartment Residential District) uses along with “B-4” (Business District) uses. The development will be built at a height not to exceed 35 feet and two-bedroom apartment units ranging in area between 850 square feet to 1,000 square feet. The PUD was recommended for approval by the Planning and Zoning Commission on September 24, 2012, and approved by the Killeen City Council on October 9, 2012 (Ord. #12-074) with the following mixed-use criteria:

- 19 apartment homes; and
- 21,865 square feet of retail/commercial lease space.

The 5 acres property is platted as Lot 1, Block 1, Ware Addition. The property approved by the Killeen City Council on June 12, 2012 and filed for record on June 15, 2012 in dedication instrument 2012-00024071, Deed Records of Bell County, Texas. There has been no other entitlement activity (zoning and platting) involving the property.

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Tony D. McIlwain, AICP, CFM  
City Planner