

ORDINANCE _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF KILLEEN BY CHANGING THE ZONING OF APPROXIMATELY 203.2 ACRES OUT OF THE KILLEEN AREA INVESTMENT CORP. INDUSTRIAL TRACT, LOT PT TR C, D, & ABANDONED DOGWOOD BLVD.; LA CASCATA ADDITION, BLOCK 00A, LOT 1-4 & KILLEEN AIRPORT ADDITION, BLOCK 001, LOT PT 1, (W PT OF 1), FROM “B-5” (BUSINESS DISTRICT) AND “M-1” (MANUFACTURING DISTRICT) TO PLANNED UNIT DEVELOPMENT (PUD) WITH “B-3” (LOCAL BUSINESS DISTRICT), “R-3A” (MULTIFAMILY APARTMENT RESIDENTIAL DISTRICT), AND “RT-1” (RESIDENTIAL TOWNHOUSE SINGLE-FAMILY DISTRICT) USES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Michael J Whellan, on behalf of Central Southwest Texas Development, LLC, 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 approximately 203.2 acres out of the Killeen Area Investment Corp. Industrial Tract, Lot PT TR C, D, & Abandoned Dogwood Blvd.; La Cascata Addition, Block 00A, Lot 1-4 & Killeen Airport Addition, Block 001, Lot PT 1, (W PT OF 1) from “B-5” (Business District) and “M-1” (Manufacturing District) to Planned Unit Development (PUD) with “B-3” (Local Business District), “R-3A” (Multifamily Apartment Residential District), and “RT-1” (Residential Townhouse Single-Family District) uses, said request having been duly recommended for approval by the Planning and Zoning Commission of the City of Killeen on the 6th day of February 2023, 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 14th day of March 2023, 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 as recommended by the Planning and Zoning Commission.

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

SECTION I. That the zoning classification of approximately 203.2 acres out of the Killeen Area Investment Corp. Industrial Tract, Lot PT TR C, D, & Abandoned Dogwood Blvd.; La Cascata Addition, Block 00A, Lot 1-4 & Killeen Airport Addition, Block 001, Lot PT 1, (W PT OF 1) from “B-5” (Business District) and “M-1” (Manufacturing District) to Planned Unit Development (PUD) with “B-3” (Local Business District), “R-3A” (Multifamily Apartment Residential District), and “RT-1” (Residential Townhouse Single-Family District) uses. The property is locally addressed as 1401 Rio Boulevard, 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 14th day of March 2023, 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:

Debbie Nash-King, MAYOR

ATTEST:

Laura J. Calcote, CITY SECRETARY

APPROVED AS TO FORM

Holli C. Clements, CITY ATTORNEY
Case #22-54
Ord. #23-____