

ORDINANCE _____

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) TO PLANNED UNIT DEVELOPMENT (PUD) WITH “SR-1” (SUBURBAN RESIDENTIAL SINGLE-FAMILY RESIDENTIAL DISTRICT); PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Faith Temple, Inc. of Killeen, Texas 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 Lot 1, Block 1, Faith Point Church Addition, from “A” (Agricultural District) to Planned Unit Development (PUD) with “SR-1” (Suburban Residential Single-Family Residential District), for the property locally known as 1826 Stagecoach Road, Killeen Texas, said request having been recommended for approval (with conditions) by the Planning and Zoning Commission of the City of Killeen on the 2nd day of July 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 24th day of July 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 Lot 1, Block 1, Faith Point Church Addition, be changed from “A” (Agricultural District) to “PUD” (Planned Unit Development) with “SR-1” (Suburban Residential Single-Family Residential District), with the following zoning conditions:

1. The site plan is conceptual in nature; development of the site must be substantially in compliance with the attached concept site plan. Any and all changes to the site plan shall be approved by the Planning Department prior to issuance of permits. Minor changes to the site plan related to drainage considerations will not require an amendment to the PUD. However, any significant changes to the site plan will require a PUD amendment or rezoning request to be approved by City Council.
2. No fewer than 165 parking spaces shall be provided with Phase One, and no fewer than 304 parking spaces shall be provided at full build-out.
3. All parking spaces shall be located a minimum of 10 feet from the east and west property lines.
4. A minimum 10-foot buffer shall be provided between the property line and the back of curb for all internal private roads.
5. One canopy tree shall be provided every 50 feet along the side property lines. Canopy trees adjacent to Phase Two may be provided with construction of future phases.
6. A 6-foot wood privacy fence shall be constructed along the entire property line on the east, west, and south sides of the property. The portion of the fence that is adjacent to Phase Two, including the rear fence, may be provided with the construction of future phases.

7. A continuous landscape buffer consisting of one canopy tree every 50 feet and a one shrub every 4 feet shall be provided along the front property line. The property's 650 feet of frontage shall result in 13 canopy trees and 160 shrubs being planted along Stagecoach Road. Trees may be spaced to accommodate driveways.
8. Dumpster pads shall be either: 1) located at least 30 feet from the side property lines, or 2) enclosed with a 6-foot masonry wall with metal gate.
9. All buildings within the site, including accessory buildings, workshops, storage buildings, and mechanical buildings, shall be 80% masonry (brick, stucco, or stone) on all four sides, excluding doors, windows, and gables. Fiber cement siding shall not be considered masonry.
10. All site lighting, including parking lot lighting, shall be fully shielded and shall not be permitted to trespass, or cross over the property line. Architectural and landscape up-lighting shall be prohibited.
11. The hours of operation for the softball field shall be limited to sunrise to sunset. No lighting shall be permitted for the softball field.
12. One permanent double-faced sign shall be permitted at the front of the campus, and shall comply with the following standards:
 - a. Each side of the double-faced sign shall not exceed 100 square feet in face area, with the electronic message display being not more than 50 square feet of the total area allowed for each side.
 - b. The sign shall be set back a minimum of ten (10) feet from the front property line.
 - c. The sign shall be limited to twenty (20) feet overall height.

- d. Sign illumination shall cease between the hours 10:00 p.m. and 6:00 a.m.
- 13. The western driveway of the property shall be a non-divided two or three lane driveway, consisting of a one ingress lane and one or two egress lanes. The western driveway shall be aligned with the opposing Wells Fargo Road.
- 14. Trip generation data shall be calculated and submitted to the City Engineer before the issuance of any permits to verify appropriate geometry for both the initial and the full build scenario for access to Stagecoach Road. Upon review of the trip generation calculations, any improvements deemed necessary by the City Engineer shall be provided by the developer, including but not limited to turn lanes, acceleration and deceleration lanes, and/or traffic signals. If a mutual agreement and acceptance of trip generation analysis and/or proposed improvements between the developer and City Engineer cannot be reached, a binding Traffic Impact Analysis will be required.

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 July 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:

Jose L. Segarra, MAYOR

ATTEST:

Lucy C. Aldrich, CITY SECRETARY

APPROVED AS TO FORM

Kathryn H. Davis, CITY ATTORNEY

Case #18-01

Ord. #18-____