



CASE #Z18-15

“A” & “UD” to “R-1” & “UD” w/ “CUP”

PH-18-022B

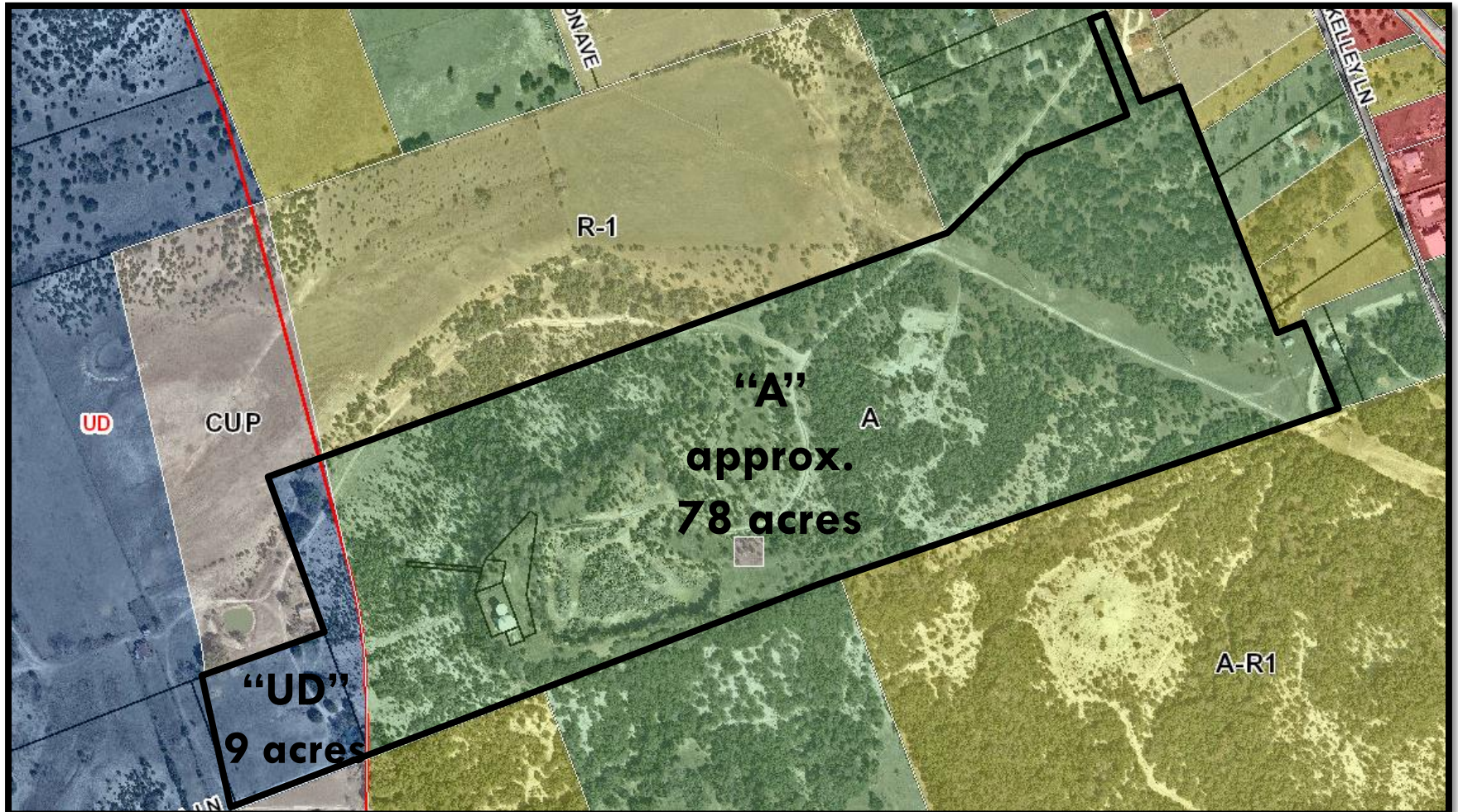
August 21, 2018

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- ❑ Staff received a request submitted by JoAnn Kelley to change approximately 78 acres from “A” (Agricultural District) to “R-1” (Residential Single-Family), and approximately 9 acres from “UD” (University District) to “UD” (University District) with a “CUP” (Conditional Use Permit) for single-family use.
- ❑ **Killeen Code of Ordinances Sec. 31-439:**
  - The first nine hundred and fifty (950) feet of depth within the University District, as measured from State Highway 195, shall be designated for commercial use.
  - The remaining five hundred and fifty (550) feet of depth of shall be designated for mixed-use development, or residential use via a conditional use permit.

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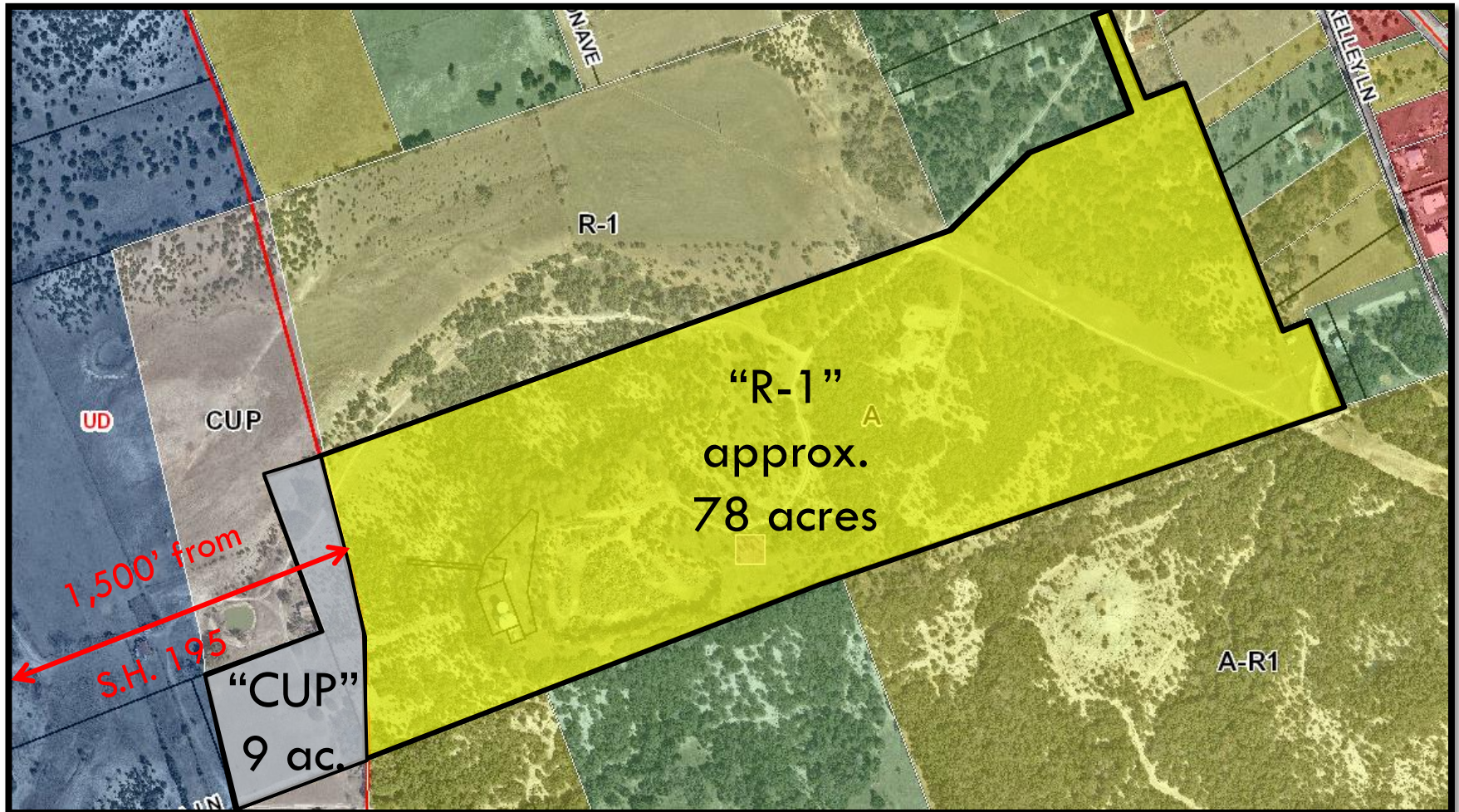
## Existing Zoning:





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## Requested Zoning:



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- ☐ The Staff notified twenty-three (23) surrounding property owners and received three (3) letters in support and none (0) in opposition.
- ☐ The Planning and Zoning Commission’s recommendation (by a vote of 5 to 0) is for the following:
  - That approximately 62 acres out of the subject property be changed from “A” (Agricultural District) to “R-1” (Residential-Single Family District).
  - That approximately 16 acres, consisting of the top of the hill remain as “A” (Agricultural District).

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- That approximately 9 acres, consisting of the portion of the subject property that is between 950 feet and 1,500 feet from State Highway 195, be changed from “UD” (University District) to “UD” with a “CUP” (Conditional Use Permit) for single-family residential use.
- That all residential housing within the “CUP” (Conditional Use Permit) area shall meet the height and area requirements as detailed within Sections 31-187 through 188 of the Code of Ordinances, and that the applicant shall satisfy all architectural and landscaping requirements within the “UD” (University District).



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## Recommended Zoning:

