

ORDINANCE _____

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF KILLEEN BY CHANGING THE ZONING OF APPROXIMATELY 128.82 ACRES OUT OF THE WL HARRIS SURVEY, ABSTRACT NO. 1155 AND S.P.R.R. CO. SURVEY, ABSTRACT NO. 794, FROM “A-R1” (AGRICULTURAL SINGLE-FAMILY RESIDENTIAL DISTRICT), “B-5” (BUSINESS DISTRICT), AND “A” (AGRICULTURAL DISTRICT) TO PLANNED UNIT DEVELOPMENT (PUD) WITH “R-1” (SINGLE-FAMILY RESIDENTIAL), “SF-2” (SINGLE-FAMILY RESIDENTIAL), “R-2” (TWO-FAMILY RESIDENTIAL), AND “B-3” (LOCAL BUSINESS DISTRICT) USES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Cactus Jack Development, Inc. has presented to the City of Killeen on behalf of Charles R. and Ira Boggs a request for amendment of the zoning ordinance of the City of Killeen by changing the classification of approximately 128.82 acres out of the WL Harris Survey, Abstract No. 1155 and S.P.R.R. Co. Survey, Abstract No. 794, from “A-R1” (Agricultural Single-Family Residential District), “B-5” (Business District), and “A” (Agricultural District) to a Planned Unit Development (PUD) with “R-1” (Single-Family Residential), “SF-2” (Single-Family Residential), “R-2” (Two-Family Residential), and “B-3” (Local Business District) uses, said request having been duly recommended for approval by the Planning and Zoning Commission of the City of Killeen on the 19th day of July 2021, 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 10th day of August 2021, 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 128.82 acres out of the WL Harris Survey, Abstract No. 1155 and S.P.R.R. Co. Survey, Abstract No. 794, be changed from “A-R1” (Agricultural Single-Family Residential District), “B-5” (Business District), and “A” (Agricultural District) to a Planned Unit Development (PUD) with “R-1” (Single-Family Residential), “SF-2” (Single-Family Residential), “R-2” (Two-Family Residential), and “B-3” (Local Business District) uses, said request having been duly recommended for approval, for the property locally addressed as 5901 South Fort Hood Street, Killeen, Texas.

SECTION II. That the attached exhibits are hereby incorporated into this ordinance in their entirety as though set forth in the text of this ordinance. The exhibits are as follows:

- Exhibit A – PUD Concept Plan;
- Exhibit B – PUD Regulations; and
- Exhibit C – HOA Open Space Plan.

SECTION III. 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 IV. 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 V. 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 10th day of August 2021, 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

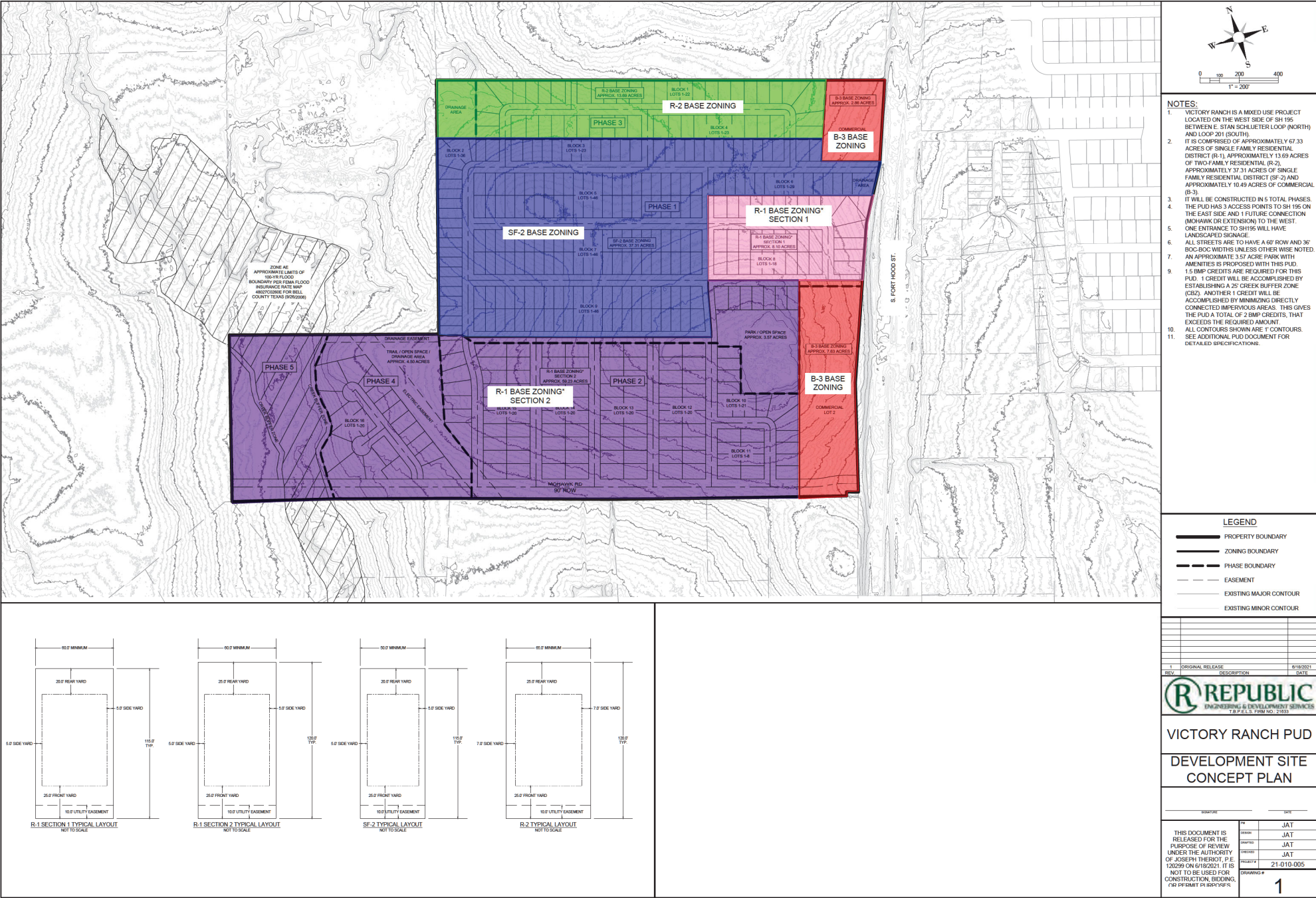
ATTEST:

Lucy C. Aldrich, CITY SECRETARY

APPROVED AS TO FORM

Traci S. Briggs, City Attorney
Case #21-21
Ord. #21-____

Exhibit A - PUD Concept Plan





Victory Ranch Planned Unit Development (PUD) Features & Regulations

Lot Size and Yard Requirements:

1. SF-2, Single Family Residential Base Zoning
 - a. This base zoning will meet all the City of Killeen's zoning regulations for District "SF-2", single-family residential district, as of the date of the approved Victory Ranch PUD.
 - b. A typical lot size for this base zoning is 50 feet by 115 feet. This results in a 5,750 square foot lot, which exceed the required 5,000 square foot requirement.
2. R-1, Single Family Residential Base Zoning, Section 1
 - a. This base zoning will meet all the City of Killeen's zoning regulations for District "R-1", single-family residential district, as of the date of the approved Victory Ranch PUD with the following exceptions:
 - i. There shall be a side yard on each side of the lot having a width of not less than five (5) feet. A Side yard adjacent to a side street shall not be less than fifteen (15) feet.
 - ii. There shall be a rear yard having a depth of not less that twenty (20) feet.
 - b. A typical lot size for this base zoning is 60 feet by 115 feet. This results in a 6,900 square foot lot, which exceed the required 6,000 square foot requirement.
3. R-1, Single Family Residential Base Zoning, Section 2
 - a. This base zoning will meet all the City of Killeen's zoning regulations for District "R-1", single-family residential district, as of the date of the approved Victory Ranch PUD with the following exceptions:
 - i. There shall be a side yard on each side of the lot having a width of not less than five (5) feet. A Side yard adjacent to a side street shall not be less than fifteen (15) feet.
 - b. A typical lot size for this base zoning is 60 feet by 120 feet. This results in a 7,200 square foot lot, which exceed the required 6,000 square foot requirement. The majority of lots in this section are projected to by 68 feet by 120 feet. This results in an 8,160 square foot lot.
4. R-2, Two-Family Residential Base Zoning
 - a. This base zoning will meet all the City of Killeen's zoning regulations for District "R-2", two-family residential district, as of the date of the approved Victory Ranch PUD.
 - b. A typical lot size for this base zoning is 65 feet by 120 feet. This results in a 7,800 square foot lot, which exceed the required 7,000 square foot requirement.

Landscaping Requirements:

1. Each residential lot shall be landscaped per the City of Killen's standards for their respective underlying zoning, as of the date of the approved Victory Ranch PUD, with the following additions:
 - a. All trees shall be at least two (2) caliper inches.
 - b. All two-family residences shall have two (2) trees.
2. Trees – The following requirements shall apply to tree landscaping:
 - a. Newly planted trees shall measure at least two (2) caliper inches and six (6) feet high at the time of planting and shall be planted in a permeable area not less than three (3) feet in diameter. Tree plantings shall be of a recommended species detailed in section 8-530 of the City of Killen Code of Ordinances, as of the date of the approved Victory Ranch PUD.
 - b. Existing trees to be used for landscape credit shall be in a healthy physical state, shall measure at least two (2) caliper inches and shall be maintained in an undisturbed area within the drip line of the tree.
 - c. Should an existing or newly planted tree used for landscape credit die, it shall be replaced with a new landscaping according to the requirements of this section.
 - d. Each canopy tree maintained in excess of the total number of trees required by this section may reduce the number of shrubs required by four (4). Each non-canopy tree maintained in excess of the total number of trees required by this section may reduce the number of shrubs required by two (2). Each two (2) square feet of planting bed used and maintained for the purpose of rotating live decorative planting materials shall reduce the number of shrubs required by one (1).
 - e. The placement of shrubbery shall take into consideration the plant size at maturity and shall be located so as not to conflict with vehicular or pedestrian traffic visibility.
3. Ground Cover – The following requirements shall apply to ground cover landscaping:
 - a. Ground cover or grass shall be planted in the remaining area of the lot or parcel not planted in trees, shrubbery, planting beds, or covered by structures, pavement, or impervious surfaces.
 - b. Approved non-vegetative ground cover materials (such as washed gravel, bark mulch, lava rock, or other decorative covers generally used in landscaping) may be used to meet the provisions of this section. Where approved, non-vegetative ground cover shall be porous and form a uniform appearance free from weeds and grasses.
 - c. Irrigation – Each home must have a hose bib attachment within one hundred fifty (150) feet of all landscaping required by this section.

Fencing Requirements

1. All fencing shall be constructed of pre-stained wood or wood-based material and shall not exceed six (6) feet in height.
2. Fencing adjacent to a Primary Street shall have masonry columns installed at turn points and property corners, be supported using metal posts, shall be extended to the front elevation of the home, and may be erected and maintained on a lot no closer than five (5) feet to the Primary Street right-of-way.
 - a. Primary Streets are defined S. Fort Hood Street, the proposed Mohawk Rd. extension and the two (2) north-south orientated streets that extend from the northern most entrance street (street connecting to SH 195) to the proposed Mohawk Rd. extension.

Park/Open Space (called approximate 3.57 acres)

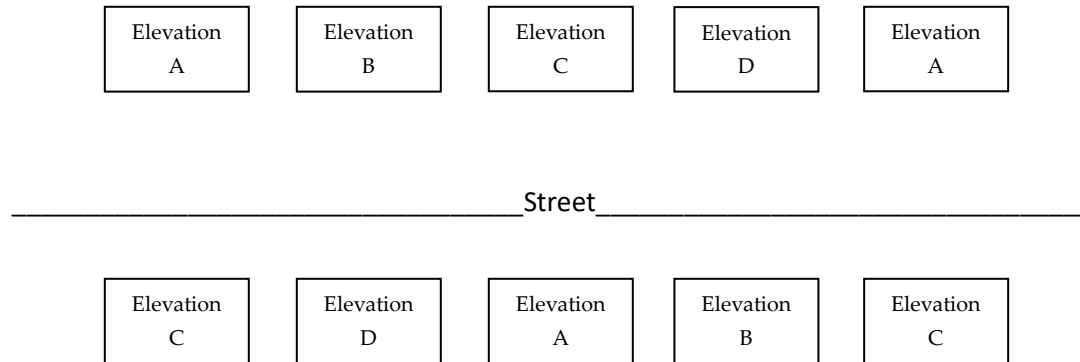
1. The Park/Open space will be maintained by the HOA.
2. The following are minimum requirements for the called approximate 3.57 acre park/open space in the PUD Development Site Concept Plan.
 - a. One (1) playground/playscape area.
 - b. One (1) fenced dog park.
 - c. Trail system, generally circling the perimeter of the park/open space area.
 - d. Parking adjacent to the Primary Street
3. If feasible, existing barns within the park area are to be used as a gathering area/pavilion.
4. Were feasible, existing trees shall be retained.
5. Being that this park/open space sits atop a hill, where feasible, care will be taken to preserve the natural topography.
6. This park/open space shall be included in the first residential phase of the development.
7. Park amenities shall be completed before the 201st building permit is granted.

Trail/Open Space/Drainage Area (called approximate 4.50 acres)

1. The following are proposed (but not required) amenities for the called approximate 4.50 acre trail/open space/drainage area in the PUD Development Site Concept Plan.
 1. The Trail/Open Space will be maintained by the HOA.
 2. Trail system, generally running from the proposed Mohawk Dr. extension, northward through the electric easement, then west to the creek.
 3. Open space is to be maintained as natural as possible outside of any required drainage facilities.
 4. Amenities shall avoid all drainage facilities that may be present within this area unless said drainage facility is designed to accommodate the amenity.
 5. Drainage facilities are not required to accommodate any amenity that may be present within this area.

Plan Repetition

1. A house elevation can be repeated every fifth Lot (example: Elevation A, Elevation B, Elevation C, Elevation D and Elevation A) or every third Lot on the opposite side of the street.



Architectural Standards

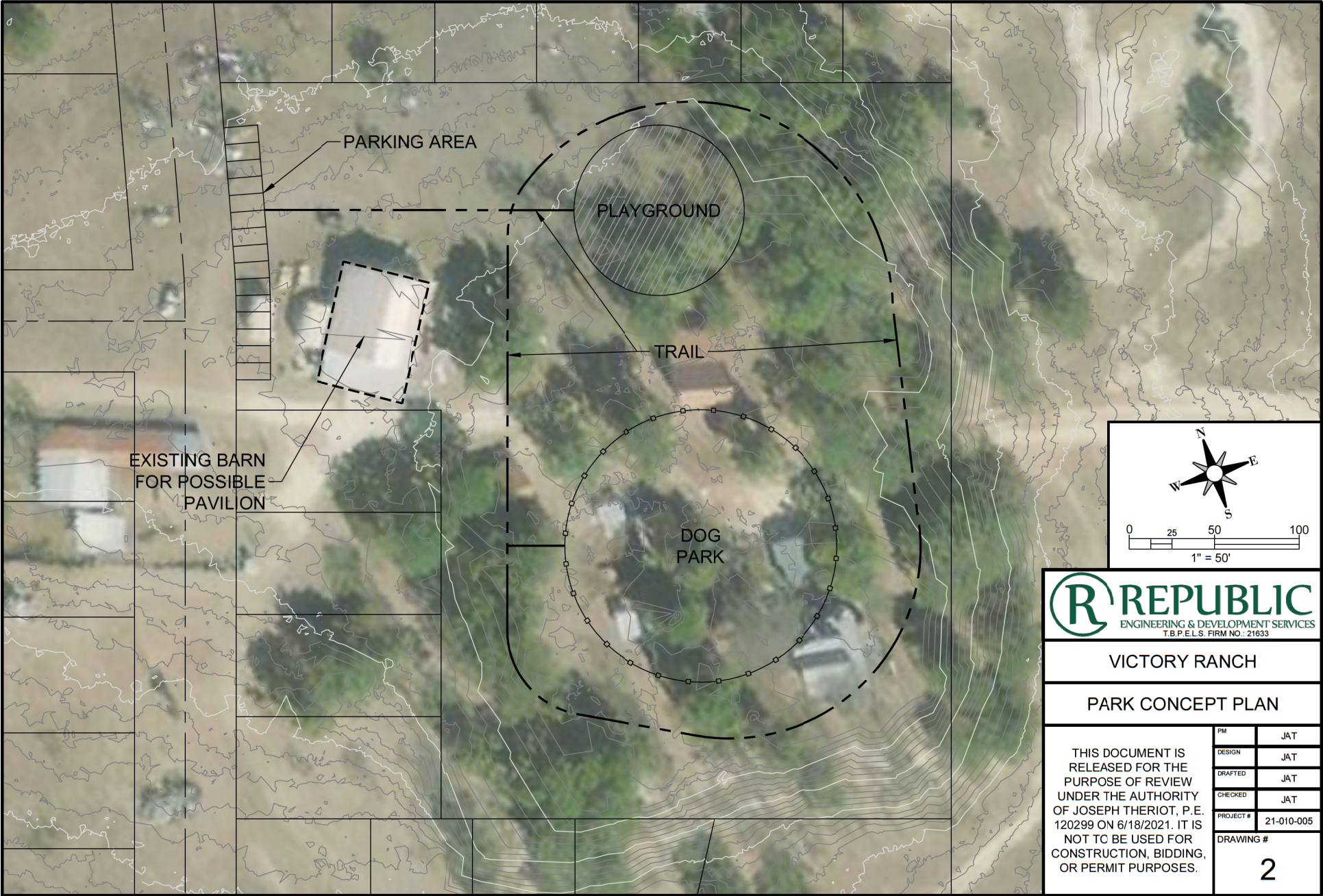
All new structures within the proposed R-2 zoning shall include at least one (1) of the following architectural elements while all other residential structures shall include at least two (2) of the following architectural elements:

1. Vertical articulation - A minimum of three (3) wall planes shall be provided on the front elevation, with offsets being at least twelve (12) inches deep.
2. Covered front porch - A covered front porch of at least sixty (60) square feet shall be provided.
3. Enhanced windows - Windows on the front elevation shall incorporate use of transoms, bay windows, shutters, dormers, or other similar window enhancements.
4. Enhanced garage doors - Garage doors shall have accent windows and decorative hardware.
5. Architectural details - The front elevation shall incorporate enhanced architectural details including corbels, quoining, louvered vents, keystones, decorative railings, or coach lights.
6. Variable roof pitch - At least two (2) different roof types (e.g. hip and gable) or two (2) different roof planes of varying height, direction, or pitch shall be provided.

Corner Lots and Lots Backing up to Existing or Proposed Streets

All lots whose side or rear lot line is adjacent to a street shall be one (1) story.

Exhibit C - HOA Open Space Plan



VICTORY RANCH

PARK CONCEPT PLAN

THIS DOCUMENT IS
RELEASED FOR THE
PURPOSE OF REVIEW
UNDER THE AUTHORITY
OF JOSEPH THERIOT, P.E.
120299 ON 6/18/2021. IT IS
NOT TO BE USED FOR
CONSTRUCTION, BIDDING,
OR PERMIT PURPOSES.

PM	JAT
DESIGN	JAT
DRAFTED	JAT
CHECKED	JAT
PROJECT #	21-010-005

DRAWING #

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