

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF KILLEEN CHANGING THE ZONING OF APPROXIMATELY 1.001 ACRES OUT OF THE M.T. MARTIN SURVEY, ABSTRACT NO. 963 AND THE WILLIAM FREER SURVEY, ABSTRACT NO. 517, FROM UNIVERSITY DISTRICT “UD” WITH A CONDITIONAL USE PERMIT (C.U.P.) FOR “RT-1” (RESIDENTIAL TOWNHOUSE SINGLE-FAMILY DISTRICT) TO UNIVERSITY DISTRICT “UD” WITH A CONDITIONAL USE PERMIT (C.U.P.) FOR “R-2” (TWO-FAMILY RESIDENTIAL DISTRICT); PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, William R. Dunivan Jr. and Robbie A. Dunivan have 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 1.001 acres out of the M.T. Martin Survey, Abstract No. 963 and the William Freer Survey, Abstract No. 517, from University District (“UD”) with a Conditional Use Permit (C.U.P.) for “RT-1” (Residential Townhouse Single-Family District) to University District (“UD”) with a Conditional Use Permit (C.U.P.) for “R-2” (Two-Family Residential District) with the following conditions:

- All duplexes lots shall satisfy the area regulations contained in Killeen Code of Ordinances Section 31-233; and
- All duplex units shall be limited to one-story in height; and
- The Executive Director of Planning and Development Services or designee may grant an administrative approval to use an alternative landscaping standard when special lot area situations arise; said request having been recommended for approval by the Planning and Zoning Commission of the City of Killeen on the 15th day of April 2019, 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 May 2019, 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 with those conditions as stipulated 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 1.001 acres out of the M.T. Martin Survey, Abstract No. 963 and the William Freer Survey, Abstract No. 517, be changed from University District ("UD") with a Conditional Use Permit (C.U.P.) for "RT-1" (Residential Townhouse Single-Family District) to University District ("UD") with a Conditional Use Permit (C.U.P.) for "R-2" (Two-Family Residential District) for the property located southeast of Study Hall Loop and University Village Way, Killeen, Texas.

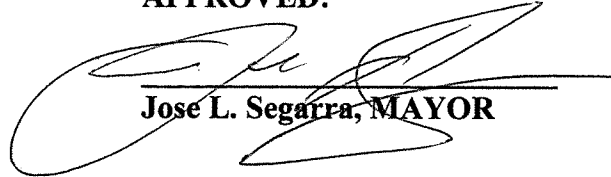
SECTION II. That should any section or part of this ordinance be declared unconstitutional or invalid for any reason, it shall not invalidate or impair the validity, force, or effect of any other section or parts of this ordinance.

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 May 2019, 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

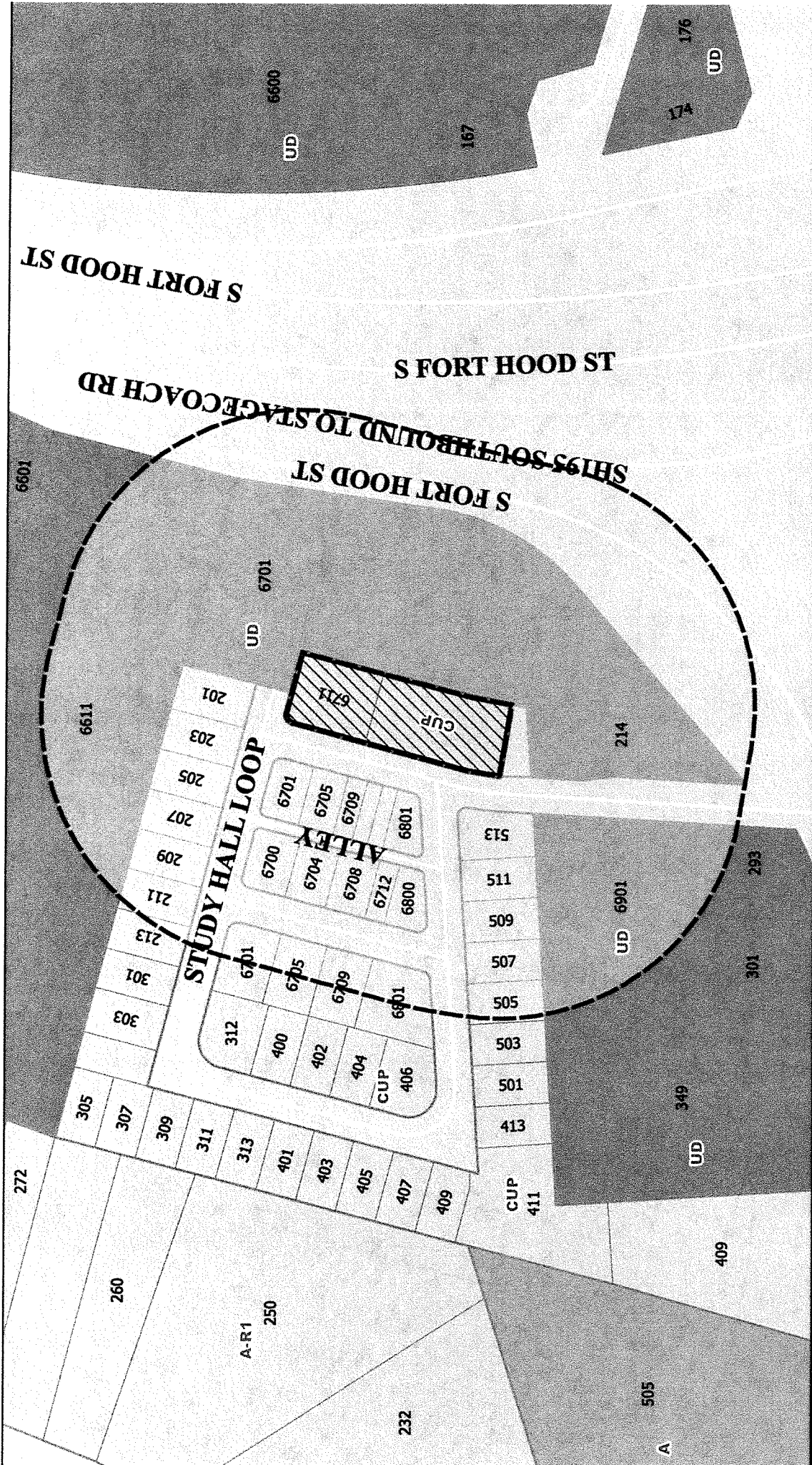
ATTEST:



Lucy C. Aldrich, CITY SECRETARY

APPROVED AS TO FORM


Kathryn H. Davis, CITY ATTORNEY
Case #19-06
Ord. #19-___





Legend
 ZONING CASE LOCATION
 400' NOTIFICATION AREA

ZONING CHANGE MAP

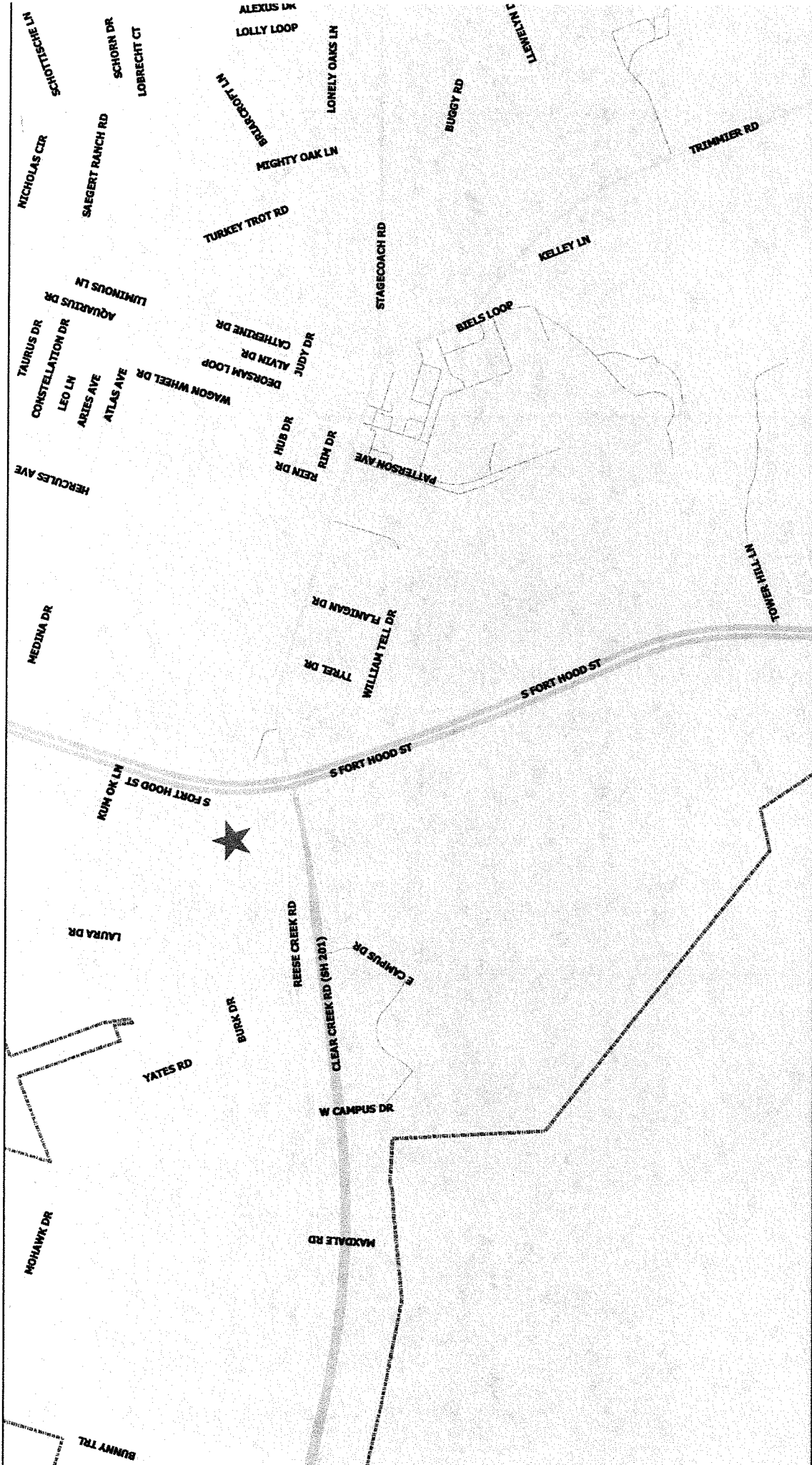
Zoning Notification Plan

Case: Z2019-06

Council District: 4

FROM: UD W/ CUP TO UD W/ CUP FOR R-2
 1 inch = 226 feet

Subject Property Legal Description: A0307BC WM FREER, 1-2, 1-3, 1-1-1, ACRES 1.001



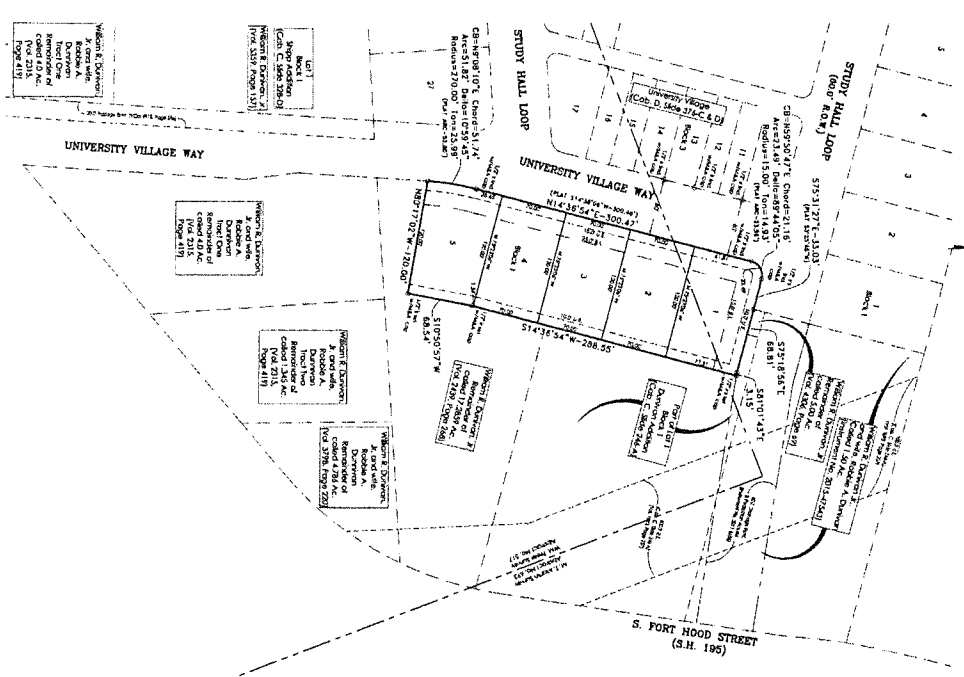
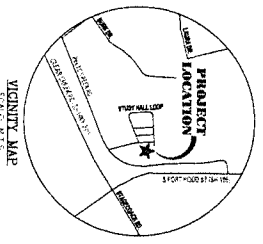
★ Zoning Case Location

LOCATION MAP

Zoning Location Map
Case: Z2019-06

Council District: 4
 FROM: UD W/ CUP TO UD W/ CUP FOR R-2
 1 inch = 1,794 feet

Subject Property Legal Description: A0307BC WM FREER, 1-2, 1-3, 1-1-1, ACRES 1.001



- NOTES**
1. All bearings are based upon the Texas Coordinate System, NAD 83 (CORS 94). All area calculations are based upon the Texas Coordinate System, NAD 83 (CORS 94). All area calculations are based upon the Texas Coordinate System, NAD 83 (CORS 94).
 2. All bearings are based upon the Texas Coordinate System, NAD 83 (CORS 94). All area calculations are based upon the Texas Coordinate System, NAD 83 (CORS 94).
 3. This subdivision is based upon the Texas Coordinate System, NAD 83 (CORS 94). All area calculations are based upon the Texas Coordinate System, NAD 83 (CORS 94).
 4. No vehicular access will be allowed from Study Hall Loop to Lot 1, Block 1.

UNIVERSITY VILLAGE PHASE TWO
KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

UNIVERSITY VILLAGE PHASE TWO
KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

UNIVERSITY VILLAGE PHASE TWO
KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

FILED FOR RECORD

BY: _____

DATE: _____

OFFICE OF THE CLERK OF BELL COUNTY, TEXAS

MITCHELL & ASSOCIATES, INC.
 ENGINEERING & SURVEYING
 102 N. COLLEGE
 KILLEEN, TEXAS 76541
 PHONE: (254) 634-5541
 FAX: (254) 634-2141

DATE: MARCH 2008

SHEET P1

UNIVERSITY VILLAGE PHASE TWO
KILLEEN, BELL COUNTY, TEXAS

FINAL PLAT

| | | | |
|-----|----------|-------------|------------|
| NO. | DATE | BY | REVISION |
| 1 | 03/20/08 | J. MITCHELL | FINAL PLAT |

SITE DATA

OVERALL PROPERTY OWNERSHIP ZONED (UD) - 24.46 ACRES

INITIAL DEVELOPMENT LOTS 1 TO 36 - 12.20 ACRES

36 DUPLEX LOTS - FRONT ENTRY GARAGES

20 TO 25 FT FRONT SETBACK

15 FT REAR SETBACK

25 FT CORNER LOT SETBACK

15 FT REAR SETBACK

20 FT FRONT SETBACK

15 FT REAR SETBACK

30 FT CORNER LOT SETBACK

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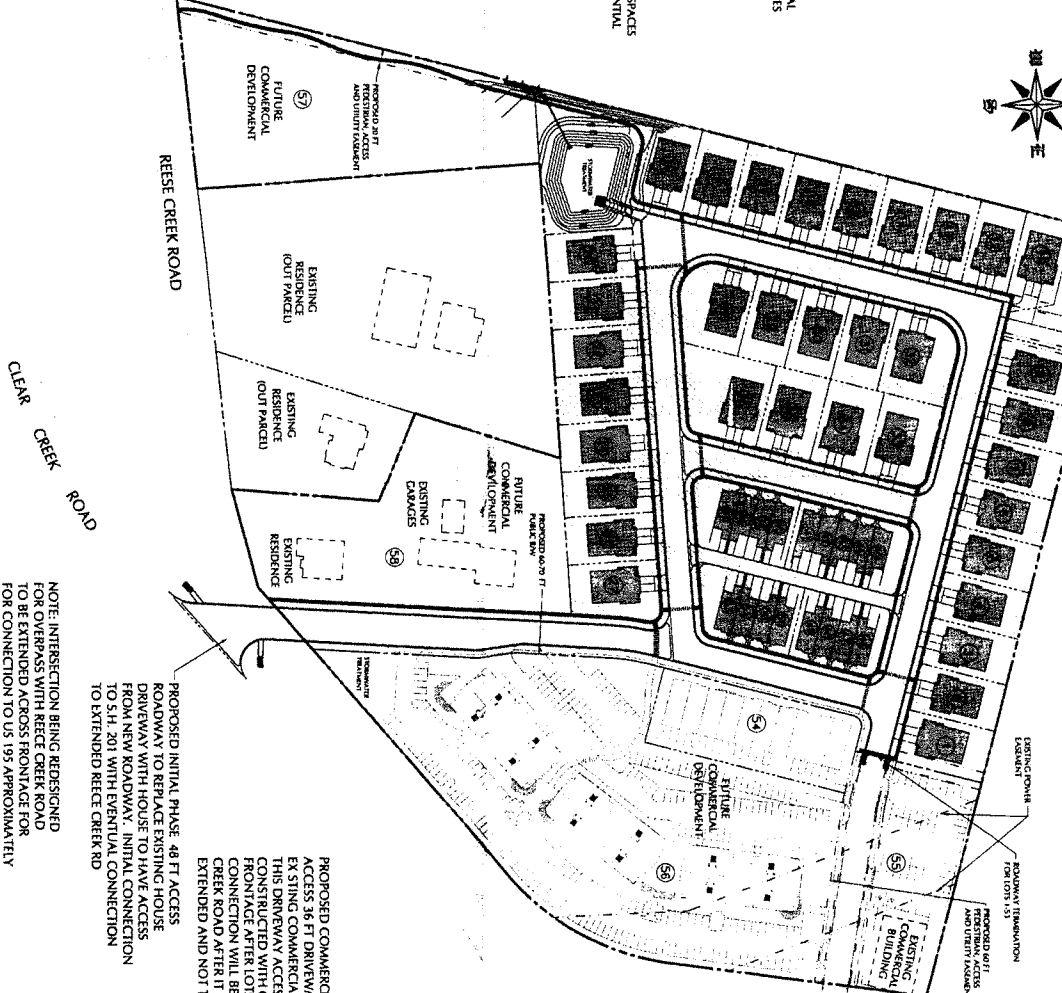
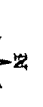
15 FT REAR SETBACK

30 FT CORNER LOT SETBACK

15 FT REAR SETBACK

20 FT FRONT SETBACK

15 FT REAR SETBACK



- COMMERCIAL DEVELOPMENT LOT 54 - 0.74 ACRES**
 LOD ZONING APPROVED USES OR WITH FURTHER CONDITIONAL USE APPROVAL
 10 TOWNHOUSE 3 STORY UNIT - REAR ALLEY BASEMENT LEVEL PARKING GARAGES
 10 FT FRONT SETBACK
 15 FT CORNER LOT SETBACK
 15 FT REAR SETBACK
 20 FT ALLEY WIDTH
- COMMERCIAL DEVELOPMENT LOT 55 - 0.84 ACRES**
 MODIFIED EXISTING COMMERCIAL LOT 55 - 0.84 ACRES
 EXISTING 6,500 SF BUILDING TO REMAIN
 RECONFIGURED ENTRANCE AND 34 PARKING SPACES
- COMMERCIAL DEVELOPMENT LOT 56 - 4.97 ACRES**
 LOWER LEVEL DETAIL 42,500 SF - LOD ZONING APPROVED USES - 261 PARKING SPACES
 UPPER LEVEL OFFICE OR WITH FURTHER CONDITIONAL USE APPROVAL RESIDENTIAL
 30 FT FRONT SETBACK
 15 FT CORNER LOT SETBACK
 25 FT REAR SETBACK
- COMMERCIAL DEVELOPMENT LOT 57 - 2.15 ACRES**
 LOD ZONING APPROVED USES
 30 FT FRONT SETBACK
 15 FT CORNER LOT SETBACK
 15 FT REAR SETBACK
- COMMERCIAL DEVELOPMENT LOT 58 - 2.13 ACRES**
 LOD ZONING APPROVED USES
 EXISTING RESIDENCE AND GARAGES TO BE REMOVED
 30 FT FRONT SETBACK
 15 FT CORNER LOT SETBACK
 25 FT REAR SETBACK
- LIMITS OF 13.02 AC**
CONDITIONAL USE AREA
REQUEST FOR MIXED USE
RESIDENTIAL

PROPOSED COMMERCIAL PHASE
 ACCESS 36 FT DRIVEWAY TO REPLACE
 EXISTING COMMERCIAL DRIVEWAY
 THIS DRIVEWAY ACCESS TO BE
 CONSTRUCTED WITH COMMERCIAL
 FRONTAGE AFTER LOTS 1, 35 AND
 CREEK ROAD AFTER IT HAS BEEN
 EXTENDED AND NOT TO U.S. 195.

PROPOSED INITIAL PHASE 48 FT ACCESS
 ROADWAY TO REPLACE EXISTING HOUSE
 DRIVEWAY WITH HOUSE TO HAVE ACCESS
 FROM NEW ROADWAY. INITIAL CONNECTION
 TO S.H. 2011 WITH EVENTUAL CONNECTION
 TO EXTENDED REECE CREEK RD

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PROPOSED CONDITIONS FOR PERMIT APPROVAL

- 1) DEVELOPER SHALL INSTALL A CITY OR KILLEEN STANDARD 6 FT HIGH WOOD SCREENING FENCE IN ACCORDANCE WITH SECTION 11-807 OF THE ZONING CODE ALONG THAT PORTION OF THE PROPOSED DRIVEWAY THAT ADJACENTS TO SINGLE-FAMILY USES, THAT REMAINDER BEING PARTICULARLY DEFINED AS THE REAR LINE OF LOTS 10 THROUGH 27.
- 2) REMAINDER LOTS ADJACENT TO DSSIMILAR EXISTING SINGLE-FAMILY USE SHALL BE RESTRICTED TO ONE STORY CONSTRUCTION TO THROUGH LOT 27.
- 3) PROJECT LIGHTING SHALL BE INSTALLED TO PREVENT LIGHT SPILL OVER TO ADJACENT EXISTING SINGLE-FAMILY RESIDENTIAL PROPERTIES AS DESCRIBED IN SECTION 11-807 PARAGRAPH (f) OF THE ZONING CODE.
- 4) ALL PROPOSED LOTS SHALL BE IN ACCORDANCE WITH THE ZONING REQUIREMENTS SECTION 11-214 THROUGH 214(d) OF THE ZONING CODE EXCEPT FOR THE FRONT YARD WHICH MAY BE REDUCED TO 20 FEET ON NO MORE THAN TWO ADJACENT LOTS TO CREATE AN ASSISTING OFFSET FRONT BUILDING VIEW ALONG STREETS. THE 20 FEET FRONT YARD SHALL BE INCORPORATED INTO THE 30 FEET FRONT SETBACK OFFSET ALONG REAR VIEW LINES.
- 5) TOWNHOUSE LOTS AND UNITS SHALL BE IN ACCORDANCE WITH THE ZONING REQUIREMENTS, SECTION 11-216 THROUGH 220 OF THE ZONING CODE.

| NO. | DATE | DESCRIPTION |
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DAVIDSON DESIGN GROUP, INC.
 Civil Engineering & Development Services
 823 N. Thomson Ave.
 Killeen, TX 76901
 Tel: (254) 998-3122
 Fax: (254) 998-3123

MIXED USE CONCEPT DEVELOPMENT PLAN
CONDITIONAL USE PERMIT REQUEST
UNIVERSITY VILLAGE
 KILLEEN, BELL COUNTY, TEXAS

| | |
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| DATE | |
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**MINUTES
PLANNING AND ZONING COMMISSION MEETING
APRIL 15, 2019**

**CASE #Z19-06
“UD” w/CUP to “UD” w/CUP for “R-2”**

HOLD a public hearing and consider a request submitted by Mitchell Associates, Inc. on behalf of William and Robbie Dunivan to rezone approximately 1.001 acres out of the M. T. Martin Survey, Abstract No. 693 and the William Freer Survey, Abstract No. 517, from “UD” (University District) with a CUP (Conditional Use Permit) for townhomes to “UD” (University District) with a CUP (Conditional Use Permit) to allow “R-2” (Two-Family Residential District) duplex development. The property is located on the east right-of-way of University Village Way, south of Study Hall Loop, Killeen, Texas.

Chairman Peters requested staff comments.

Assistant Director, Tony McIlwain, stated that this property was part of a larger area that was rezoned from University District (“UD”) to University District (“UD”) with a Conditional Use permit (C.U.P.) for “R-2” (Two Family Residential District) and “RT-1” (Residential Townhouse Single-Family District) on August 28, 2012, per Ordinance No. 12-057.

Mr. McIlwain also stated that Staff recommended approval of the applicant’s CUP subject to the following conditions: All duplexes lots shall satisfy the area regulations contained in Killeen Code of Ordinances Section 31-233; and all duplex units shall be limited to one-story in height; and the Executive Director of Planning and Development Services or designee may grant an administrative approval to use an alternative landscaping standard when special lot area situations arise.

Staff mailed thirty two (32) surrounding property owner letters within 400 feet of the subject property regarding this request. Staff has received one response of support from Reece’s Creek Group L.C., the owner of several properties within the 400’ notification boundary and one opposition from Mr. Song Chon.

Mr. Ace Reneau, Mitchell & Associates, Inc., 102 N. College Street, Killeen, Texas, was present to represent the case.

Chairman Peters opened the public hearing. With no one requesting to speak, the public hearing was closed.

Commissioner Ploeckelmann motioned to recommend approval of the request. Commissioner Cooper seconded, and the motion passed by a vote of 6 to 0.

Chairman Peters stated that the request will be forwarded to City Council with a recommendation to approve.

CONSIDERATIONS

Texas Supreme Court in Pharr v. Tippitt, 616 S. W 2nd 173 (Tex 1981) established general guidelines which the Planning and Zoning Commission and City Council should take into consideration when making their respective recommendation and decision on a zoning request.

A. General Factors to Consider:

Is the request in accordance with the comprehensive plan?

Is the request designed to lessen congestion in the streets; secure safety from fire, panic or other dangers; promote health and the general welfare; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; or facilitate the adequate provision of transportation, water, sewers, schools, parks and other public requirements?

What if any, is the nature and degree of an adverse impact upon neighboring lands?

The suitability or unsuitability of the tract for use as presently zoned.

Whether the amendment bears a substantial relationship to the public health, safety, morals or general welfare or protects and preserves historical and cultural places and areas.

Whether there is a substantial public need or purpose for the new zoning.

Whether there have been substantially changed conditions in the neighborhood.

Is the new zoning substantially inconsistent with the zoning of neighboring lands? (Whether the new zoning is more or less restrictive.)

The size of the tract in relation to the affected neighboring lands – is the tract a small tract or isolated tract asking for preferential treatment that differs from that accorded similar surrounding land without first proving changes in conditions?

Any other factors which will substantially affect the health, safety, morals or general welfare.

B. Conditional Use Permit (if applicable)

Whether the use is in harmonious with and adaptable to buildings, structures and use of abutting property and other property in the vicinity of the premises under construction.

C. Conditions to Consider

1. Occupation shall be conducted only by members of family living in home.
2. No outside storage or display
3. Cannot change the outside appearance of the dwelling so that it is altered from its residential character.
4. Cannot allow the performance of the business activity to be visible from the street.
5. Cannot use any window display to advertise or call attention to the business.
6. Cannot have any signs
7. No off-street parking or on-street parking of more than two (2) vehicles at any one time for business related customer parking.
8. No retail sales.
9. Length of Permit.

-----CUT HERE-----

| | |
|---|----------------------------|
| YOUR NAME: | PHONE NUMBER: 254 299-4040 |
| CURRENT ADDRESS: 4506 E. Stagecoach Rd | |
| ADDRESS OF PROPERTY OWNED: | |
| "UD" w/CUP to "UD" w/CUP for "R-2" | |
| COMMENTS: I approve this request. I think the R-2 request would blend with the existing property. | |
| RECEIVED | |
| APR 10 2019 | |
| PLANNING | |

SIGNATURE: 1329 · KILLEEN, TEXAS 76540-1329 · 254.501.7630 254 SPO #219-06K 20-24, 29-31, 33-39
 WWW.KILLEENTEXAS.GOV

| | |
|--|----------------------------|
| YOUR NAME: SAHAR N CHOW | PHONE NUMBER: 209-244-0999 |
| CURRENT ADDRESS: 1326 E 74th Ave And, AK 99518 | |
| ADDRESS OF PROPERTY OWNED: A0963BC MT MARTIN, B-2 | |
| "UD" w/CUP to "UD" w/CUP for "R-2" | |
| COMMENTS: I DO NOT SUPPORT THIS REQUEST (I POINT HERE) | |
| RECEIVED | |
| APR 15 2019 | |
| PLANNING | |

SIGNATURE: 1329 · KILLEEN, TEXAS 76540-1329 · 254.501.7630 254 SPO #219-06K 01
 WWW.KILLEENTEXAS.GOV

CITY COUNCIL MEMORANDUM FOR ORDINANCE

DATE: May 7, 2019

TO: Ronald L. Olson, City Manager

FROM: Dr. Ray Shanaa, Exec. Dir. Of Planning and Development Services

SUBJECT: Zoning Case #Z19-06 University District ("UD") with a Conditional Use Permit (C.U.P) for "RT-1" (Residential Townhouse Single-Family District) to University District ("UD") with a Conditional Use Permit (C.U.P.) for "R-2" (Two Family Residential District).

Background and Findings

This request is submitted by William R. Dunivan Jr. and Robbie A. Dunivan to rezone approximately 1.001 acres from University District ("UD") with a Conditional Use Permit (C.U.P.) for "RT-1" (Residential Townhouse Single-Family District) to University District ("UD") with a Conditional Use Permit (C.U.P.) for "R-2" (Two-Family Residential District). The property is located southeast of Study Hall Loop and University Village Way, Killeen, Texas.

University District Descriptions:

- (a) A building or premises in the University District shall only be used for uses permitted in the "B-2" district, subject to the provisions of this division, and for the following purposes:
- (1) Bank, savings and loan or other financial institution excluding credit access businesses as defined by the Texas Finance Code.
 - (2) Hospital, home or center for the acute or chronic ill, or assisted living facility.
 - (3) Household appliance sales and repair service, no outside storage.
 - (4) Retail bakery or confectionery: engaged in preparation, baking, cooking, selling and delivery of products.
 - (5) Business day care.
 - (6) Bowling alleys.
 - (7) Cleaning or laundry (self-service).
 - (8) Cleaning or laundry, (pick-up station).
 - (9) Florist, garden shop, greenhouse or nursery office (retail): no growing of plants, shrubs or trees out-of-doors on premises; no outside display or storage unless behind the required front yard or the actual setback of the principal building, whichever is greater.
 - (10) General food products, retail sales, such as supermarkets, butcher shops, dairy stores, seafood sales or health food sales.
 - (11) Cafeteria or catering service.
 - (12) Office, general business.
 - (13) Restaurant or café (with drive-thru or dine in service).
 - (14) Tennis, swim club, health club or gym.

- (15) Small animal clinic or pet grooming shop.
 - (16) Hotel or motel.
 - (17) Job printing.
 - (18) Gasoline service station, auto laundry, car wash, or oil / lube service station.
 - (19) Retail sales of new auto parts: no outside storage.
 - (20) A customarily incidental use: sale of beer and/or wine for off-premises consumption only shall be considered a customarily incident use in this district.
 - (21) Theaters of general release.
 - (22) A restaurant permitted to offer alcoholic beverages for sale operating under the rules and regulations promulgated by the Texas Alcoholic Beverage Commission, as amended, and in accordance with chapter 31, division 16, restaurant and alcohol sales district, as amended.
 - (23) Package stores operating under the rules and regulations promulgated by the Texas Alcoholic Beverage Commission, as amended, and in accordance with chapter 31, division 12A, district B-3A, local business and alcohol sales district, as amended.
 - (24) Mixed-use development, being located nine hundred fifty (950) feet to one thousand five hundred (1,500) feet east of the east right-of-way of State Highway 195, and for a distance of approximately seventy-six hundred (7,600) feet south of the intersection of State Highway 195 and State Highway 201, for the commercial and residential use of a building, set of buildings, or neighborhood, where the first floor is designed, constructed and used for commercial use only while allowing access to residential uses.
 - (25) Art gallery, book store or library.
- (b) Any conflict between this district and the districts incorporated herein, or the regulations provided by the other districts, shall be resolved so that the most stringent provision shall control.

Section 31-441 of the Killeen Code of Ordinances provides for a Conditional Use Permit (C.U.P.) that states that the City Council by an affirmative majority vote may by ordinance grant a Conditional Use Permit as provided in section 31-456 of this chapter for any residential or business land use for a specific parcel in the overlay district and may impose appropriate conditions and safeguards to assure that these land uses are compatible with and appropriate for locations adjacent to the future four-year university. Conditional use permits granted shall be considered permanent provided the property owner remains in continuous compliance with any conditions or safeguards imposed.

Property Specifics

Applicant / Property Owner: William R. Dunivan Jr. and Robbie A. Dunivan

Property Location: The property is located The property is located southeast of Study Hall Loop and University Village Way, Killeen, Texas.

Legal Description: 1.001 acre out of the M.T. Martin Survey, Abstract No. 963 and the William Freer Survey, Abstract No. 517, Killeen, Texas.

Zoning/ Plat Case History:

- The property was part of a larger area that was rezoned from University District ("UD") to University District ("UD") with a Conditional Use permit (C.U.P.) for "R-2" (Two Family

Residential District) and "RT-1" (Residential Townhouse Single-Family District) on August 28, 2012, per Ordinance No. 12-057.

- The property is not platted.

Character of the Area: The University Village community consists of townhomes and duplexes. Residential and commercial development is located along the periphery of the site.

Existing Land Use(s) on the Property: The property is vacant.

Historic Properties: None

Community Infrastructure and Environmental Assessment

Water, Sewer and Drainage Services: Adequate potable water and sanitary sewer capacity is currently available to the tract.

Provider: City of Killeen

Within Service Area: Yes

Transportation (existing conditions): Both Student Union Drive and University Village Way are built as 60' local streets.

Proposed Improvements: No additional right-of-way improvements are proposed at this time.

Proposed Traffic Generation: Five duplex or two-family residential units will typically generate 100 daily vehicular trips [note-this data is sourced from the Institute of Transportation Engineer (ITE) Trip Generation Rates-9th Edition, provided through Spack Consulting].

Environmental Assessment: There are no known wetlands on this property. There are no known environmental issues with the existing or proposed development for this site.

Land Use Analysis

Land Use Plan: This area is in the University District (UD) on the Future Land Use Map (FLUM) of the Comprehensive Plan.

Consistency: The zoning proposal is consistent with the Comprehensive Plan. The City Council may grant a Conditional Use Permit (C.U.P.) for any residential or business land use for a specific parcel within the University District ("UD").

Public Notification: Staff mailed thirty two (32) surrounding property owner letters within 400 feet of the subject property regarding this request. Staff has received one response of support from Reece's Creek Group L.C., the owner of several properties within the 400' notification boundary and one opposition from Son Nam Chon, the owner of 6611 S. Fort Hood Street.

THE ALTERNATIVES CONSIDERED:

The City Council may approve, approve with additional conditions, or disapprove the applicant's request.

Which alternative is recommended? Staff is recommending approval of the applicant's request with conditions.

Why? Staff supports the Conditional Use Permit request. The request is consistent with the surrounding areas and with previous Council actions.

CONFORMITY TO CITY POLICY:

This zoning request conforms to the City's policy and procedures as detailed in Chapter 31 of the Killeen Code of Ordinances.

FINANCIAL IMPACT:

What is the amount of the expenditure in the current fiscal year? For future years?

This zoning request does not involve the expenditure of city funds.

Is this a one-time or recurring expenditure?

This is not applicable.

Is this expenditure budgeted?

This is not applicable.

If not, where will the money come from?

This is not applicable.

Is there a sufficient amount in the budgeted line-item for this expenditure?

This is not applicable.

RECOMMENDATION:

The Planning and Zoning Commission recommended approval of the applicant's C.U.P. by a vote of 6 to 0, subject to the following conditions:

- All duplexes lots shall satisfy the area regulations contained in Killeen Code of Ordinances Section 31-233; and
- All duplex units shall be limited to one-story in height; and
- The Executive Director of Planning and Development Services or designee may grant an administrative approval to use an alternative landscaping standard when special lot area situations arise.

DEPARTMENTAL CLEARANCES:

This item has been reviewed by the Planning and Legal staff.

ATTACHED SUPPORTING DOCUMENTS:

Zoning and Notification Map

Location map

Plat Exhibit

Previous Site Plan

Minutes

Ordinance

Pharr vs. Tippitt

Responses