



CITY OF KILLEEN
PLANNING & DEVELOPMENT SERVICES

July 15, 2020

Franklin Harris, LLC
C/O Mr. Franklin Harris Hytken
P.O. Box 794055
Dallas, TX 75379

RE: 8.5 acres out of the W. H. Cole Survey, Abstract No. 150, being generally located south of W.S. Young Drive between O.W. Curry Drive and Cunningham Road in Killeen, Texas

Dear Mr. Hytken,

On March 28, 2017, the City of Killeen City Council adopted an ordinance (**Ordinance No. 17-022**) amending the zoning of approximately 8.5 acres out of the W. H. Cole Survey, Abstract No. 150, being generally located south of W.S. Young Drive between O.W. Curry Drive and Cunningham Road in Killeen, Texas, from "R-1" (Single-Family Residential), "R-3" (Multifamily Residential District) and "B-5" (Business District) to Planned Unit Development (PUD) with "R-3A" (Multifamily Apartment Residential) uses.

City of Killeen Code of Ordinances, Sec.31-808 – Waiver and Abandonment, states the following:

Once the PUD classification has been approved, the failure to submit a plat within a one-year period or the failure to submit plans for permit review on the development plan within a two-year period after the classification has been approved by the City Council shall constitute waiver and abandonment of the PUD classification. Such period may be extended in one-year increments upon favorable recommendation by the Planning and Zoning Commission and approval by the City Council. If a plan is abandoned or the property transferred or conveyed prior to development, all negotiated land use and development agreements and regulations which would have applied to the plan shall be considered null and void and the property shall revert to the zoning district that existed prior to the approval of the PUD classification.

The purpose of this letter is to advise you that, pursuant to Sec. 31-808, the PUD designation for the subject property is determined to have been abandoned. Therefore, the zoning of the subject property shall revert to the zoning that was in place prior to adoption of the PUD, namely "R-1" (Single-Family Residential), "R-3" (Multifamily Residential District) and "B-5" (Business District).

Should you have any questions, please don't hesitate to contact me at (254) 501-7621 or wmeshier@killeentexas.gov.

Sincerely,

Wallis W. Meshier, CNU-A
Senior Planner
City of Killeen
Planning and Development Services Department
200 E. Ave. D, Killeen, Texas 7640
Ph: 254-501-7621
Fax: 254-501-7628
E-mail: wmeshier@killeentexas.gov