

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
FEBRUARY 24, 2014**

**AMENDMENT TO KILLEEN CODE OF ORDINANCES
CHAPTER 31, ARTICLE IV, DIVISION 3A AND 3B
DISTRICTS “SR-1” AND “SR-2”**

HOLD a public hearing and consider amendments to the Killeen Code of Ordinances, Chapter 31, Article IV, Divisions 3A and 3B, Districts “SR-1” and “SR-2” (Suburban Residential Single-Family District), various sections.

Chairman Frederick requested staff comments.

City Planner, Tony McIlwain, stated that this is to allow uses currently allowed in R-1 to be allowed by right in the SR-1 and SR-2 zoning districts. As the city continues to develop to the south, a lot of that land is designated as suburban residential use; the council based on the recommendation of the commission has approved two new zoning districts, both of which only allow residential uses. Based on discussions with KISD, and other current zoning and subdivision activity in-house, the development community is being responsive and is moving forward with school sites within subdivisions. In addition, churches are also looking to move south as the area continues to grow. The ordinance before the commission is basically a r-draft of the current SR-1 and SR-2 to allow any use in Section 31-186, which are the permitted uses currently in R-1.

As discussed during the workshop, staff is looking to remove the word ‘subdivision’ in the purpose statement so that it reads ‘and other uses at densities that are compatible with the Comprehensive Plan. Staff recommends also making adjustments in the area regulations so that any proposed non-residential use in SR-1 and SR-2 would require a 25’ side yard setback, which is also consistent with R-1. This ensures that Churches and schools will not be at the same setbacks as residential homes. City Planner McIlwain remarked that the intent is to facilitate the development process, but to make sure that we do allow a more wholesale view of development.

Commission Alvarez stated the Commission should exercise caution by not allowing all the permitted home occupations in Section 31-186. He thought allowing all of the home occupations would result in something in SR-1 or SR-2 that the City doesn’t necessarily want such as ‘repairing small appliances’.

City Planner McIlwain said that it is simple to enumerate the uses and have it read 31-186 sections 1-12 and leave out home occupations. Currently home occupations are in SR-1 and SR-2 without the other proposed uses. Staff will make changes that the Commission will be comfortable with.

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

Commissioner Alvarez motioned to recommend approval of this zoning request striking the home occupations allowances. Vice Chair Dorroh seconded the motion. The motion passed 4-2, with Commissioners Steine and Cooper in opposition.

Chairman Frederick stated that this will be forwarded to City Council on March 11, 2014, with a recommendation to approve the amendments to Chapter 31, Article IV, Divisions 3A and 3B.