

**PLANNING AND ZONING COMMISSION MEETING
DECEMBER 21, 2015**

**CASE # Z15-33
R-1 TO R-1 w/PUD**

HOLD a public hearing and consider a request by RSBP Developers, Inc. to rezone Lots 1-2, Blocks 10, 11, 12 and 13, Bunny Trail Estates, Phase One and Lots 3-19, Block 10, Lots 3-34, Blocks 11, 12 and 13, Bunny Trail Estates, Phase Two, from R-1 (Single-family Residential District) to R-1 with a Planned Unit Development (P.U.D.) for single family use with reduced required rear yards and increased required side yards. The properties are bounded by Jack Barnes Avenue (north), Great Divide Road (east), Newcastle Drive (west) and Anvil road Range (south), Killeen, Texas.

Chairman Frederick requested staff comments.

Senior Planner Charlotte Hitchman stated Killeen Engineering & Surveying, Ltd. submits this request on behalf of RSBP Developers to rezone the lots to Planned Unit Development (PUD) with “R-1” (Single-Family Residential District). The purpose of the PUD overlay is to reduce the required rear yard from 25 feet to 17 feet, while increasing the required side yard from 7 feet to 9 feet. The property was rezoned from “A” (Agricultural District) to “R-1” (Single-family Residential District) on November 11, 2011 per Ordinance No. 11-098.

Staff notified 93 (ninety three) surrounding property owners within the 200 foot notification boundary and no responses have been received.

Staff recommends approval of “R-1” (Single-Family Residential District) zoning with a PUD overlay with the following standards:

- Side yards shall be a minimum width of nine (9) feet exclusive of those side yards located adjacent to public rights-of-way, which shall remain at fifteen (15) feet as illustrated on the attached PUD zoning exhibit.
- Rear yard shall have a depth of not less than seventeen (17) feet from current standard of twenty-five (25) feet.
- There shall be a minimum of 3-side masonry on the front and side exteriors of all housing units.
- Each lot shall have a fully sodded yard.

Ms. Hitchman noted that staff is of the determination that this project is a unique in-fill development opportunity, and the requested deviation is more than mitigated by the requested increase in lot width, overall lot size, and additional conditions required.

Mr. Charles Gamble, 609 Sunny Brook Drive, Leander, Texas, was present to represent this request.

Chairman Frederick opened the public hearing.

Mr. Gary Purser Jr., 6503 Wells Fargo, Killeen, Texas, was present to support this request. With no one else requesting to speak, the public hearing was closed.

Commissioner Alvarez motioned to recommend approval of the “PUD” zoning with the conditions for Case #Z15-33. Commissioner Cooper seconded the motion. The motioned was approved by a vote of 6 to 0.

Chairman Frederick stated that his will be forwarded to City Council with a recommendation to approve.