

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
MARCH 6, 2017**

**CASE #Z17-07  
AR-1 AND SR-1 TO PUD W/SR-2, SR-1, R-1 AND SF-2**

**HOLD a public hearing and consider a request submitted by WBW Land Investments, LP, to rezone approximately 62.31 acres, being out of the Azra Webb Survey, Abstract No. 857, from “A-R1” (Agricultural Single-Family Residential District) and “SR-1” (Suburban Residential Single-Family District) to Planned Unit Development (PUD) with “SR-2” (Suburban Residential Single-Family District), “SR-1” (Suburban Residential Single-Family District), “R-1” (Single-Family Residential District) and “SF-2” (Single-Family Residential District) to allow for single family residential housing. The property is located along the north right-of-way of Stagecoach Road, west of Rein Drive, Killeen, Texas.**

Commissioner Harkin stepped away from the dais due to a possible conflict of interest.

Chairman Frederick requested staff comments.

City Planner, Tony McIlwain, stated that a request for this property has been previously presented to the Planning and Zoning Commission, the developer has met with surrounding property owners and they have worked together to come up with a proposed concept plan that will work them.

The applicant’s Planned Unit Development concept proposes the following minimum lot sizes and yard setbacks:

Table 1. Lot Requirements

<b>Type/# Lots</b>	<b>Lot Area</b>	<b>Front B.L.</b>	<b>Side B.L.</b>	<b>Rear B.L.</b>
“SR-2” (12)	15,000 sq. ft.	35’	10’	35’
“SR-1” (48)	8,400 sq. ft.	25’	10’	25’
“R-1”	6,000 sq. ft.	25’	7’	25’
“SF-2”	Avg. 6,000 sq. ft.	25’	5’	25’

The applicant has also provided a PUD narrative detailing additional standards and requirements (see attachment: *PUD Requirements*).

Staff recommends approval of the applicant’s PUD multiple zoning concept of “SR-2”, “SR-1”, “R-1” and “SF-2” zoning districts. The PUD is a good example of providing for a mixture of varying lot sizes, while maintaining a uniform standard of façade requirements, landscaping and height compatibility.

The staff notified sixty-five (65) surrounding property owners within a 200’ notification boundary regarding this request. Staff has received protests from Linda Knotts, the owner of

6701 Rein Drive, Sandra Santiago-Green, the owner of 602 Hub Drive, Connie Havens, owner of 6905 Rein Drive and Bob and La Nae Gordon, owners of 1150 Stagecoach Road.

Mr. Josh Welch, 3000 Illinois Avenue, Suite 100, Killeen, Texas, was present to represent this request.

Chairman Frederick opened the public hearing.

Ms. Lynn Dowling, 601 Rein Drive and Ms. Kathy Harkin spoke in support.

With no one else requesting to speak, the public hearing was closed.

Vice Chair Dorroh motioned to recommend approval of Planned Unit Development (PUD) with "SR-2", "SR-1", "R-1" and "SF-2" zoning districts. Commissioner Purser seconded the motion. The motion passed unanimously.

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

Commissioner Harkin returned to the dais.