

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
AUGUST 1, 2016**

**CASE #Z16-14
R-3 AND B-3 to PUD w/SF-2**

HOLD a public hearing and consider a request submitted by 439 Lakeview Development, Ltd. to rezone approximately 8.12 acres, being Lots 1-13, Block 11, Lots 1-4, Block 12, Lots 1-4, Block 13, Lakeview Park Subdivision, from B-3 (Local Business District) and R-3 (Multifamily Residential District) to a Planned Unit Development (PUD) for SF-2 (Single-Family Residential District) uses. The properties are locally known as 1500 through 1506, 1508, 1510, 1512, 1601, 1603, 1605, 1609, 1611, 1613 and 1701 Justin Lane, Killeen, Texas.

Chairman Frederick asked for staff comments.

City Planner Tony McIlwain stated that this request is to rezone approximately 8.12 acres, from “R-3” (Multifamily Residential District) and “B-3” (Local Business District) to a Planned Unit Development (PUD) for “SF-2” (Single-Family Residential District) uses.

The applicant is proposing the following PUD deviation and trade-off:

- 20’ feet front yard setback, which is a decrease from the required 25’ front yard setback
- 115’ minimum lot depth, which is an increase from the required 100’ feet minimum lot depth

The net effect of the PUD will be an increase in the minimum lot size from 5,000 square feet to 5,750 square feet and an increase of the buildable envelope (i.e. developable area) from 2,200 square feet to 3,000 square feet. The current “SF-2” architectural design and landscaping standards will apply to the PUD request. Homes must have a minimum of 50% brick, stucco or stone veneer for exterior walls excluding doors, windows and gables. All yards shall be fully sodded or covered with other city-approved groundcover. Additionally, for each dwelling unit, a minimum of one (1) six (6) foot tall canopy tree with two-inch caliper, and eight (8) three (3) gallon shrubs, are required to be planted in the front yard.

The City Planner stated that during the workshop there was some discussion regarding the number of lots and the impact they would have with only one point of ingress/ egress. Part of the discussion was flexibility, if a single access point is approved, the access must be constructed as a raised median divided street with a distance of one-hundred and twenty (120) feet.

Mr. Ben Purser, Killeen Engineering & Surveying, Ltd., 2901 E. Stan Schlueter Loop, Killeen, Texas was present to represent this request.

Chairman Frederick opened the public hearing.

Ms. JoAnn Purser spoke in support of the request.

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

Deputy City Attorney Holli Clements read the following from City of Killeen Code of Ordinance:

Chapter 26, Section 26-101, (i)

Where a major entrance to a subdivision is not a planned collector on the thoroughfare plan, the local/marginal access street shall be a minimum of forty-eight (48) feet wide (back-of curb to back-of-curb) with a seventy (70) foot right of way for a minimum distance of one hundred and twenty (120) feet from the intersection. Where a subdivision has multiple points of ingress/egress, the major entrance shall be on the street with the most intense functional classification. In circumstances where the functional classifications are equal or both streets are local, the developer may select his major entrance subject to the approval of the city engineer. As a rule, new subdivisions must have at least two (2) access streets. A developer may request the planning and zoning commission waive this rule and approve one access street if the access street has no connecting streets, terminates in a permanent cul-de-sac, is not more than one thousand and two-hundred (1200) feet in length and provides access to not more than a total of thirty (30) single-family dwelling lots or an equivalent housing unit density comprised of duplex or multi-family structures. However, in no case shall lots platted in the city of Killeen have their sole access through an adjacent city. In addition to the single point of access situation presented by streets that end in permanent cul-de-sac, a single point of access may be dictated by property configuration, considerations the volume of property owned by the plat applicant, safety engineering, or access management restrictions. In determining if a new subdivision may have one point of ingress/egress, consideration shall be given to:

- (1) traffic circulation and emergency vehicle access;
- (2) traffic and pedestrian safety with due consideration given to school bus routes;
- (3) topography and visibility distances;
- (4) surrounding developed property and whether adjacent development is anticipated to provide additional access;
- (5) whether the property owner owns sufficient property to provide a second access point.

If a single access point is approved, the access must be constructed as a raised median divided street with a distance of one-hundred and twenty (120) feet. The city engineer will determine the number of lanes required and if turning or acceleration/deceleration lanes are required to provide safe ingress/egress after due consideration to the density of the subdivision and the functional clarification of the street intersecting with the access street.

After a lengthy discussion, City Planner McIlwain informed the Commission that the applicant decided to reduce the proposed project by 3 lots.

Vice Chair Dorroh stated that the commission should try to keep all lots residential.

The City Planner stated that the applicant is requesting approval of a Planned Unit Development (PUD) for "SF-2" (Single-Family Residential District) with a 20' foot front yard setback and a minimum lot depth of 115' feet. This will include everything that is in the concept plan with the exception of the northwest corner which are Lots 1-3 and the remainder tract that is being proposed.

Vice Chair Dorroh motioned to approve this request. Commissioner DeHart seconded the motion. The motion passed 6-0.

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