

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
MAY 1, 2017**

**CASE #Z17-12  
R-1 to R-1 w/CUP**

**HOLD a public hearing and consider a request submitted by the Central Texas Youth Services Bureau to rezone Lot 56, Block 3, Copper Mountain One, Phase II, from “R-1” (Single-family Residential District) to “R-1” (Single Family Residential District) with a Conditional Use Permit (CUP) for a private pocket park. The property is locally known as 2812 Bacon Ranch Road, Killeen, Texas.**

Chairman Frederick requested staff comments.

City Planner, Tony McIlwain, stated that the request is for Lot 56, Block 3, Copper Mountain One, Phase II. The property was gifted to the Central Texas Youth Services Bureau by a developer to be used as a park. This request is consistent with the Comprehensive Plan. The property is designated as ‘General Residential’. The ‘General Residential’ designation encompasses detached, residential dwelling units, attached housing types, planned developments, as well as parks and public/ institutional places. The Conditional Use Permit (CUP) will allow the existing park use.

The staff notified thirteen (13) surrounding property owners regarding this request. As of the date of this staff report, no responses have been received.

Ms. Kami Diaz, 204 N. East Street, Suite A, Belton, Texas, was present to represent this request. Ms. Diaz stated that the surrounding property owners were notified of the park, the property is insured and they will fence part of the property.

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

Commissioner McLaurin motioned to recommend approval of “R-1” with Conditional Use Permit (CUP) with the conditions listed below. Commissioner Harkin seconded the motion. The motion passed by a vote of 6 to 0.

- Within 30 days of approval of the CUP, the applicant shall install a sign (meeting city permitting regulations) prominently denoting the contact information for the park ownership group
- Within 60 days of approval of the CUP, the applicant shall install a perimeter safety fence along the park’s eastern boundary, adjacent to the drainage feature.
- Property must be insured
- Park hours from Daylight to Dusk
- Maintained per the City of Killeen standards

- Monthly inspection report submitted to the Planning and Economic Development Division
- Upon further extension of Bacon Ranch Road, revaluation of additional perimeter fencing
- CUP will expire after 5 years

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