

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
AUGUST 7, 2017**

**CASE #Z17-18
UD to UD w/CUP for R-1 and A to R-1**

B. HOLD a public hearing and consider a request submitted by Garland Kelley, (Case#Z17-18) to rezone 42.055 acres from “UD” (University District) to “UD” with a Conditional Use Permit (CUP) for “R-1” (Single-Family Residential) housing and 43.823 acres from “A” (Agricultural District) to “R-1” (Single-Family Residential District) for a total of approximately 85.878 acres out of the Moses T. Martin Survey, Abstract No. 963. The property is located on the east right-of-way of S. Fort Hood Street (S. H. 195) and north of Tower Hill Lane. The property is locally known as 9600 S. Fort Hood Street, Killeen, Texas.

Chairman Frederick requested staff comments.

City Planner, Tony McIlwain, stated that the University District allows commercial uses for the first nine hundred and fifty (950) feet of depth, the remaining five hundred and fifty (550) feet of depth are designated for mixed-use development, or residential use via a conditional use permit. During the workshop City Planner McIlwain stated that Staff supports “R-1” single family residential housing for 16.440 acres, which comprises the rear 550 feet of that portion of the property that lies within the “UD” (University District). All residential housing within this area shall meet the minimum height and area requirements as detailed within Sections 31-187 through 188 of the Code of Ordinances. Additionally, the applicant shall satisfy all architectural and landscaping requirements within the “UD” (University District).

Staff also recommends approval of “R-1” (Single-family Residential District) zoning for the 43.823 acres of property that is currently zoned as “A” (Agricultural District). Staff does not recommend approval of any residential use/development within the first 950 feet of the “UD” (University District). Therefore, the total acreage that staff supports for single-family residential use is 60.263 acres of land; the remaining 25.615 acres of land would remain as baseline “UD” (University District) zoning.

The staff notified sixteen (16) surrounding property owners within a 200’ notification boundary. Staff received 4 responses in support.

Mr. Lee Kelley, 371 Kelley Lane, Killeen, Texas, was present to represent this request.

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

Vice Chair Dorroh motioned to recommend approval of the request “Conditional Use Permit” (CUP) for “R-1” (Single-Family Residential District) and “R-1” (Single-Family

Residential District). The motion passed 4-1 with Commissioner Harkin in opposition. Ms. Harkin stated that her opposition was due to the public service, congestion, transportation, the burden and impact on the schools in the area.

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