

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
NOVEMBER 19, 2018**

**CASE #Z18-23  
“UD” w/ “CUP” to “UD” w/ “CUP” for “R-2”**

**HOLD** a public hearing and consider a request submitted by Mitchell & Associates, Inc. on behalf of Reece’s Creek Group, L.C., (Case#Z18-23) to rezone Lots 3A-8A Block 3, University Village, Second Amendment and Lots 10-13, Block 3, University Village, from University District (“UD”) with a Conditional Use Permit (C.U.P.) for “RT-1” (Residential Townhouse Single-Family District) to University District (“UD”) with a Conditional Use Permit (C.U.P.) to allow “R-2” (Two-Family Residential District) residential use. The properties are addressed as 6700, 6702, 6704, 6706, 6708 and 6710 Student Union Drive and 6701, 6703, 6705, and 6707 University Village Way, Killeen, Texas.

Commissioner Cooper requested staff comments.

Mr. McIlwain stated this area is designated as ‘Suburban Commercial’ on the Future Land Use Map (FLUM) of the Comprehensive Plan. The ‘Suburban Commercial’ designation encompasses a range of commercial retail and service uses, at varying scales and intensities depending on the site. Characteristics of this designation are their close proximity to residential areas, reduced site coverage and the exclusion of some auto-oriented uses.

Mr. McIlwain also noted that the zoning proposal is consistent with the Comprehensive Plan. The City Council may grant a Conditional Use Permit (C.U.P.) for any residential or business land use for a specific parcel within the University District (“UD”).

Mr. McIlwain stated that staff notified sixteen (16) surrounding property owners within 400 feet of the subject property regarding this request and has received no responses.

Staff recommends approval of the applicant’s request. It shall be noted there is no minimum lot area requirement within the University District and the submitted amending plat illustrates that the applicant will meet all “R-2” applicable setbacks. It shall be noted that all other applicable University District architectural design standards and landscaping requirements will be met.

No one was present to represent the request. The Commission voted 4 to 1 to hear the case without a representative.

Commissioner Cooper opened the public hearing.

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

Commissioner Latham motioned to recommend approval of the request as recommended by staff. Commissioner Gukeisen seconded, and the motion passed by a vote of 5 to 0.

Commissioner Cooper stated that the request will be forwarded to City Council with a recommendation to approve.