

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

**CASE #Z17-06
R-1 TO PUD W/R-1**

HOLD a public hearing and consider a request submitted by Gary W. Purser Sr. 1999 Trust and RSBP Developers, Inc. to rezone approximately 113.77 acres out of the W. E. Hall Survey, Abstract No. 1116 and the J.B. Harris Survey, Abstract No. 452 from “R-1” (Single-family Residential District) to Planned Unit Development (PUD) with “R-1” (Single-family Residential District). The property is located north of Chaparral Road, east of Money Pit Road, Killeen, Texas.

Commissioner Purser stepped away from the dais due to a potential conflict of interest.

Chairman Frederick requested staff comments.

City Planner, Tony McIlwain, stated that this request represents Phases 2, 4 and 5 of the continuation of Heritage Oaks. The PUD for Phase 1 and 3 was approved in 2013. The proposal consists of varying lot sizes and 22 acres of green space and riparian buffer. The applicant is proposing the following lot sizes within the Planned Unit Development:

Table. 1

Phase/ Lots	Dimensions	Area	Front setback	Side setback	Rear setback
Two-211 lots	60'x125'	7,500 sq. ft.	25'	5'	20'
Four-160	55'x120'	6,600 sq. ft.	25'	5'	20'
Five-50	60'x115'	6,900 sq. ft.	25'	5'	20'

Staff recommends approval of the applicant’s PUD request subject to adherence with the submitted site plan and impervious area calculations. This recommendation takes into account the applicant’s submitted typical lot layout of 25’ front, 20’ rear building lines and a 5’ side building line, along with the following conditions:

- Residential density shall not exceed 3.72 dwelling units per gross acre;
- Residential development shall not exceed 421 lots;
- Perpetual continuation of the proposed 22 acres of green space/ riparian buffer as well as continuation of the hike and bike trail through these areas; and
- Inclusion of the current “SR-1” architectural and landscaping regulations.

Note: these regulations require that single family detached homes must have a minimum of 75% brick, stucco or stone for front exterior walls and 50% brick, stucco or stone veneer for side exterior walls, excluding doors, windows and gables. The minimum required landscaping shall be two (2) canopy trees, with at least one (1) planted in the front yard, and eight (8) 3-gallon shrubs in the front yard.

The staff notified 7 (seven) surrounding property owners regarding this request. No responses have been received.

Ms. Michelle Lee, Killeen Engineering & Surveying, Ltd., 2901 E. Stan Schlueter Loop, 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 Planned Unit Development (PUD) with "R-1" (Single-family Residential District) with the conditions. Commissioner Peters seconded the motion. The motion passed 4-2. Commissioner Harkin was in opposition, she stated she had a concern that the 5' sideyard setback was not enough and it is not attractive for off street parking. Commissioner DeHart was also in opposition, he stated that he did not agree with the 5' sideyard setback.

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

Commissioner Purser returned to the dais.