

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
APRIL 15, 2019**

**CASE #Z18-22
“B-3” to “PUD” w/ “NBD”, “SF-2”, “R-2”, “R-1” & “RT-1”**

HOLD a public hearing and consider a request submitted by SS Springs, L.L.C. and Abbott Springs, Ltd., to rezone approximately 42.3 acres, being part of Lot 2, Block 1, Rosewood Addition and Lots 1-6, Block 2, Rosewood Commercial, from “B-3” (Local Business District) to Planned Unit Development (PUD) with underlying “NBD” (Neighborhood Business District), “SF-2” (Single-Family Residential District), “R-2” (Two-Family Residential District), “R-1” (Single-Family Residential District) and “RT-1” (Residential Townhouse Single-Family District) uses. The properties are addressed as 3700, 3918, 4136, 4354, 4572, 4790 and 4900 Rosewood Drive, Killeen, Texas.

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

Chairman Peters requested staff comments.

Assistant Director, Tony McIlwain, stated that the purpose of the request is to transition 42.3 acres from local business district to a Planned Unit Development. He also stated that the requested PUD is to allow the developer to provide a combination of residential and commercial uses.

Mr. McIlwain also stated that the applicant has requested the following residential development standards:

Suburban residential lots will conform to baseline "SR-1" (Suburban Residential Single-Family Residential District) standards, without exceptions.

Garden home lots will conform to baseline "SF-2" (Single-Family Residential District) standards, with the following exceptions:

The side yard setbacks adjacent to a street shall be reduced from fifteen (15) feet to ten (10) feet. Porches or patios will be permitted to encroach into the rear yard setback by up to five (5) feet maximum in depth by twelve (12) feet in width.

The six (6) foot tall and two (2) inch caliper trees required in "SF-2" will be reduced to five (5) foot tall and 1.5" inch caliper trees, and the eight (8) 3-gallon shrubs required in "SF-2" will be reduced to four (4) 2-gallon shrubs.

The same exterior architectural elevation will not be used within any grouping of four (4) homes, instead of five (5) homes as required in "SF-2." Homes must have a minimum of 50% on all four (4) sides of brick, stucco, cementitious siding, or stone veneer for exterior walls excluding doors, windows and gables.

Single-family lots will conform to baseline "R-1" (Single-Family Residential District) standards, with the following notable exceptions:

Side yard setbacks will be reduced from seven (7) feet to five (5) feet, and street side setbacks will be reduced from fifteen (15) feet to ten (10) feet.

Duplex lots will conform to baseline "R-2" (Two-Family Residential District) standards, with the following notable exceptions:

Side yard setbacks will be reduced from seven (7) feet to five (5) feet, and street side setbacks will be reduced from fifteen (15) feet to ten (10) feet.

Villa lots will conform to a newly proposed baseline district called "V" Residential Villa Single-Family District.

Staff notified ninety-eight (98) surrounding property owners within 400 feet of the subject property regarding this request. Staff received five responses in opposition from Kenneth Greenawalt, 6207 Charlotte Lane; Daren Walker, 4903 Deerwood Loop; Leonardo Gonzalez-Sanchez, 5011 Acorn Creek Trail; LaVera C. Harris, 4904 Deerwood Loop; Jose I. Borges, 4905 Deerwood Loop.

Mr. McIlwain also stated that the Commission could approve with additional conditions, or disapprove the applicant's request.

Mr. Pedro Quintero, Quintero Engineering, LLC, 415 E. Avenue D, Killeen, Texas, was present to represent this request.

Chairman Peters opened the public hearing.

Mr. Robert Volk, 5317 Birmingham Circle; Judenia Wilson, 4901 Deerwood Loop; Cynthia Gaines, 5003 Deerwood Loop; Mr. Lawrence Moten, 5000 Deerwood Trail; were present to speak in opposition of the request and expressed their concerns.

Mr. Robert Stefek, 3000 S. W. S. Young Drive, Suite 102, Killeen, Texas, spoke in support of the project.

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

Commissioner Cooper motioned to recommend approval of the request. Commissioner Payton seconded, and the motion passed by a vote of 4 to 1, with Commissioner Gukeisen in opposition.

Mr. McIlwain stated that the request will be forwarded to City Council with a recommendation to approve.

Commissioner Alvarez returned to the dais.