

MINUTES
PLANNING AND ZONING COMMISSION MEETING
October 16, 2023
CASE # Z23-23
“R-3” to PUD with “RT-1”

HOLD a public hearing and consider a request submitted by Republic Engineering & Development Services, LLC, on behalf of BFF Construction LLC, (**Case #Z23-23**) to rezone approximately 6.18 acres, being part of Tract C, out of the Killeen Area Investment Corp Industrial Tract from “R-3” (Multifamily Residential District) to PUD (Planned Unit Development) with “RT-1” (Residential Townhouse Single-Family District). This property is located west of Dogwood Blvd. and approximately 950 feet south of E. Veterans Memorial Blvd., Killeen, Texas.

Mr. Millard presented the staff report for this item. He stated that, if approved, the applicant intends to construct thirty (30) single-family attached units, with two (2) units per structure. The proposed units will have access via a public street ending in a cul-de-sac. The concept plan also includes a two (2) acre open space area with detention pond, which will be owned and maintained by a Homeowners’ Association (HOA).

Mr. Millard stated that the purpose of the proposed PUD is to allow a townhouse group to include only two (2) connected units instead of three (3) to five (5) units; and to reduce the minimum separation between structures from fifteen (15) feet to ten (10) feet. The distinction between the proposed development and a typical duplex development is that each dwelling unit will be on its own lot. The proposed development pattern of attached single-family dwellings with only two (2) units per structure is currently not permitted by-right in any zoning district.

Mr. Millard stated that the request is consistent with the ‘Neighborhood Commercial’ designation on the Future Land Use Map (FLUM). Therefore, staff recommends approval of the applicant’s request to rezone the subject property from “R-3” (Multifamily Residential District) to “PUD” (Planned Unit Development) with “RT-1” (Residential Townhouse Single-Family District), as presented.

Tyler Freese of Republic Engineering & Development Services was present to represent the request.

Chairman Minor opened the public hearing at 5:14 p.m.

With no one wishing to speak, public hearing was closed at 5:14 p.m.

Commissioner Gukeisen moved to recommend approval of the request as presented. Commissioner Ploeckelmann seconded, and the motion passed by a vote of 6 to 0.