

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
SEPTEMBER 18, 2017**

**CASE #Z17-22
“A” to “R-1”**

B. HOLD a public hearing and consider a request submitted by Lagan Construction, Inc. to rezone approximately 2.673 acres, being out of the Robert Cunningham Survey, Abstract No. 199, from “A” (Agricultural District) to “R-1” (Single-Family Residential) for residential development. The property is located north of Hope Lane and approximately 1,200 ft. west of Cunningham Road, Killeen, Texas.

City Planner, Tony McIlwain, stated that the property owner is Lagan Construction, Inc. and they would like to rezone for single family homes. The current zoning was applied to the property on December 16, 2008, per ordinance no. 08-103. This property is contiguous to Hope Lane, an unimproved road. The subject property is not platted; however, the applicant has submitted a plat, Gilbert Estates, which includes this tract of land. During the subdivision/ development process, a public right-of-way will have to be platted, constructed and accepted by the City of Killeen to facilitate access to this tract. The prospective Gilbert Estates plat illustrates this tract of land being subdivided into eight (8) residential lots. These lots will generate seventy-six (76) total vehicle trips per day with six (6) peak AM trips and eight (8) peak PM trips [note-this data is sourced from the Institute of Transportation Engineer (ITE) Trip Generation Rates-9th Edition, provided through Spack Consulting]. This will not negatively affect the level of service standard for a local residential street. Approximately 0.03 acres of the approximate 2.673 acres in this zoning case are located within a FEMA regulatory Special Flood Hazard Area (SFHA). Current City codes require the establishment of a creek buffer zone (CBZ) along the unnamed tributary to Trimmier Creek at the time of platting. Currently, sheet flow runoff on this development enters the natural unnamed tributary to Trimmier Creek in the south west corner of the property. Runoff then flows south approximately 700 feet before entering Trimmier Creek. Trimmier Creek is currently listed on the TCEQ’s current 303(d) water quality list for concerns for near non-attainment for macrobenthic community. The applicant is advised that the area being zoned shall be platted prior to any new development on this parcel. As a result, the current DDM and IDDSM standards will apply for new development.

The staff notified five (5) surrounding property owners regarding this request. Staff had received no protests at the time of the meeting.

Staff recommended approval of the applicant’s request for “R-1” zoning for the subject 2.673 acres site.

Vice Chair Dorroh opened the public hearing. With no one requesting to speak, the public hearing was closed.

Ms. Michelle Lee, Killeen Engineering & Surveying, Ltd., 2901 E. Stan Schlueter Loop, Killeen, Texas, was present to represent this request.

Commissioner Latham motioned to recommend approval of the request "R-1" (Single-Family Residential District). Commissioner Cooper seconded the motion. The motion passed 4-1 with Commissioner Harkin in opposition. Ms. Harkin stated that she would like the entire remainder of the acreage be brought back all at one time.

Vice Chair Dorroh stated that this request will be forwarded to City Council with a recommendation to approve.