

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
SEPTEMBER 17, 2018**

**CASE #Z18-20
“PUD” w/”R-3A” to “PUD” w/”R-3A”**

HOLD a public hearing and consider a request submitted by Killeen Engineering & Surveying, Ltd., on behalf of Killeen MFD, L.L.C., to rezone Lot 1, Block 1, Texas Sunflower Addition Amended from Planned Unit Development (PUD) with “R-3A” (Multifamily Apartment Residential District) to Planned Unit Development (PUD) with “R-3A” (Multifamily Apartment Residential District) in order to revise the PUD concept plan and increase the number of apartment units. The property is addressed as 5002 Thayer Drive, Killeen, Texas.

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

Chairman Peters requested staff comments.

City Planner, Tony McIlwain, stated that the purpose of the rezoning request is to add 78 additional residential units as phase two of the development scheme. Specifically, the concept plan illustrates three (3) new three-story apartment buildings being located near the southwest entry of the site nearest Clear Creek Road (S.H. 201). Each of these three apartment buildings will contain 24 residential units. There are three (3) new two-story duplex clusters being proposed near the main entry nearest W. Stan Schlueter Loop (FM 3470), with each cluster containing two 2-story duplex units (6 total). The total number of residential units included in phase one and proposed with phase two equal 266; the applicant is allowed a total of 324 units by-right.

Staff recommended approval of the applicant’s request with the following conditions:

- (i) Phase two of the multifamily development shall not exceed a total of 72 apartment units and 6 two-story duplex units;
- (ii) the PUD shall adhere to the attached site plan, to include the secondary pool and cabana area, and additional landscaping as illustrated by the applicant;
- (iii) the architectural façade standard for the apartment development shall be consistent with the architectural elevations (renderings submitted by the applicant); and
- (iv) the architectural façade standard for the two-story duplex clusters shall be consistent with the architectural elevations (renderings submitted by the applicant).

Mr. McIlwain stated that staff notified twenty-three (23) surrounding property owners within 400 ft. of the subject site and received no written responses.

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

Devin Wright, 2312 Ramsgate Way, Arkansas, was also present to represent this request.

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

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

Chairman Peters stated that the zoning request will be forwarded to City Council with a recommendation to approve.

Vice Chairman Purser returned to the dais.