

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
MARCH 20, 2017**

**CASE #Z17-09
PUD w/ SF-2 and R-3 to R-2**

HOLD a public hearing and consider a request submitted by RSBP Developers, Inc., to rezone approximately 8.12 acres, being Lots 1-13, Block 11, Lots 1-4, Block 12 and Lots 1-4, Block 13, Lakeview Park Subdivision, from a Planned Unit Development (PUD) for “SF-2” (Single-Family Residential District) uses and “R-3” (Multifamily Residential District) to “R-2” (Two Family Residential District). The properties are locally known as 1500 through 1506, 1508, 1510, 1512, 1601, 1603, 1605, 1606, 1608 through 1613 and 1701 Justin Lane, 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 property was rezoned from “R-3” (Multifamily Residential District) and “B-3” (Local Business District) to a Planned Unit Development (PUD) with “SF-2” (Single Family Residential District) on August 23, 2016, per Ordinance No. 16-039. This zoning request is more restrictive than the previous “R-3” zoning that was on the property prior to the last approved zoning action. The zoning request is consistent with the FUM of the Comprehensive Plan. Staff recommends approval of the applicant’s “R-2” zoning request.

The staff notified 16 (sixteen) 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.

Commissioner McLaurin motioned to recommend approval of “R-2” (Two Family Residential District). Vice Chair Dorroh seconded the motion. The motion passed unanimously.

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

Commissioner Purser returned to the dais.