

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

**CASE #Z19-06
“UD” w/CUP to “UD” w/CUP for “R-2”**

HOLD a public hearing and consider a request submitted by Mitchell Associates, Inc. on behalf of William and Robbie Dunivan to rezone approximately 1.001 acres out of the M. T. Martin Survey, Abstract No. 693 and the William Freer Survey, Abstract No. 517, from “UD” (University District) with a CUP (Conditional Use Permit) for townhomes to “UD” (University District) with a CUP (Conditional Use Permit) to allow “R-2” (Two-Family Residential District) duplex development. The property is located on the east right-of-way of University Village Way, south of Study Hall Loop, Killeen, Texas.

Chairman Peters requested staff comments.

Assistant Director, Tony McIlwain, stated that this property was part of a larger area that was rezoned from University District (“UD”) to University District (“UD”) with a Conditional Use permit (C.U.P.) for “R-2” (Two Family Residential District) and “RT-1” (Residential Townhouse Single-Family District) on August 28, 2012, per Ordinance No. 12-057.

Mr. McIlwain also stated that Staff recommended approval of the applicant’s CUP subject to the following conditions: All duplexes lots shall satisfy the area regulations contained in Killeen Code of Ordinances Section 31-233; and all duplex units shall be limited to one-story in height; and the Executive Director of Planning and Development Services or designee may grant an administrative approval to use an alternative landscaping standard when special lot area situations arise.

Staff mailed thirty two (32) surrounding property owner letters within 400 feet of the subject property regarding this request. Staff has received one response of support from Reece’s Creek Group L.C., the owner of several properties within the 400’ notification boundary and one opposition from Mr. Song Chon.

Mr. Ace Reneau, Mitchell & Associates, Inc., 102 N. College Street, Killeen, Texas, was present to represent the case.

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

Commissioner Ploeckelmann motioned to recommend approval of the request. Commissioner Cooper seconded, and the motion passed by a vote of 6 to 0.

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