

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

**CASE #Z17-26
“A”, “UD”, and “CD” to “R-1”, “UD w/ CUP” and “CD w/ CUP”**

B. HOLD a public hearing and consider a request submitted by Ronald Parker on behalf of Payton E. Duncan, to rezone 46.196 acres from “A” (Agricultural District) to “R-1” (Single-Family Residential District), 7.487 acres from “UD” (University District) to “UD” (University District) with a Conditional Use Permit (CUP) for “R-1” (Single-Family Residential) housing and 0.543 acre from “CD” (Cemetery District) to “CD” (Cemetery District) with a Conditional Use Permit (CUP) for “R-1” (Single-Family Residential) housing for a total of approximately 54.226 acres out of the W. H. Cole Survey, Abstract No. 200. The property is locally known as 405 Tower Hill Lane, Killeen, Texas.

Chairman Dorroh requested staff comments.

City Planner, Tony McIlwain, stated that this request is the rezoning component of 46.196 acres from “A” (Agricultural District) to “R-1” (Single-Family Residential District), 7.487 acres from “UD” (University District) to “UD” (University District) with a Conditional Use Permit (CUP) for “R-1” (Single-Family Residential) housing and 0.543 acre from “CD” (Cemetery District) to “CD” (Cemetery District) with a Conditional Use Permit (CUP) for “R-1” (Single-Family Residential) housing for a total of approximately 54.226 acres out of the W. H. Cole Survey, Abstract No. 200.

Staff notified eighty-six (86) surrounding property owners regarding this request. Staff received three responses in support of the request.

City Planner, Tony McIlwain also stated that staff is recommending the following:

- Approval of “R-1” of zoning for the 40.026 acres;
- Approval of “A-R1” (Agricultural Single-Family Residential District) zoning for approximately 6.17 acres of land;
- Additionally, the Commission recommended approval of a Conditional Use Permit (CUP) (for single family residential use **only**) for any portion of any residential lot developed within the University and/or Cemetery Districts for this property. Specifically, the westernmost row of housing that is developed along the western property boundary (i.e. the area abutting Splawn Ranch Phase Five) shall be subject to the following conditions:
 - An average lot size of 8,600 square feet, with a 70' average lot width (as measured from the 25' front building line)
 - Same yard setbacks as in "R-1"

- Landscaping to match the current "SR-1"
- 90% stone, stucco, brick only on all floors/ stories and all four sides excluding gables, eaves, windows, doors, etc.
- All other single-family housing (excluding the westernmost row of housing) developed within the "UD" and "CD" will satisfy the height and lot area requirements of the "R-1" zoning district.

Mr. Ronald Parker, 606 N. 10th Street, Killeen, Texas, was present to represent this request.

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

Commissioner Holly motioned to recommend approval of the request with the conditions recommended by staff. Commissioner Payton seconded the motion. The motion passed by a vote of 5 to 2. Commissioner Harkin and Cooper voted in opposition of the request, due to the extended expenditure of maintenance funds of the city and the overall density as it ties in to subdivisions that are already in place.

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