



CASE #Z18-16

“B-3” to PUD with “SF-2”

PH-18-027B

September 4, 2018

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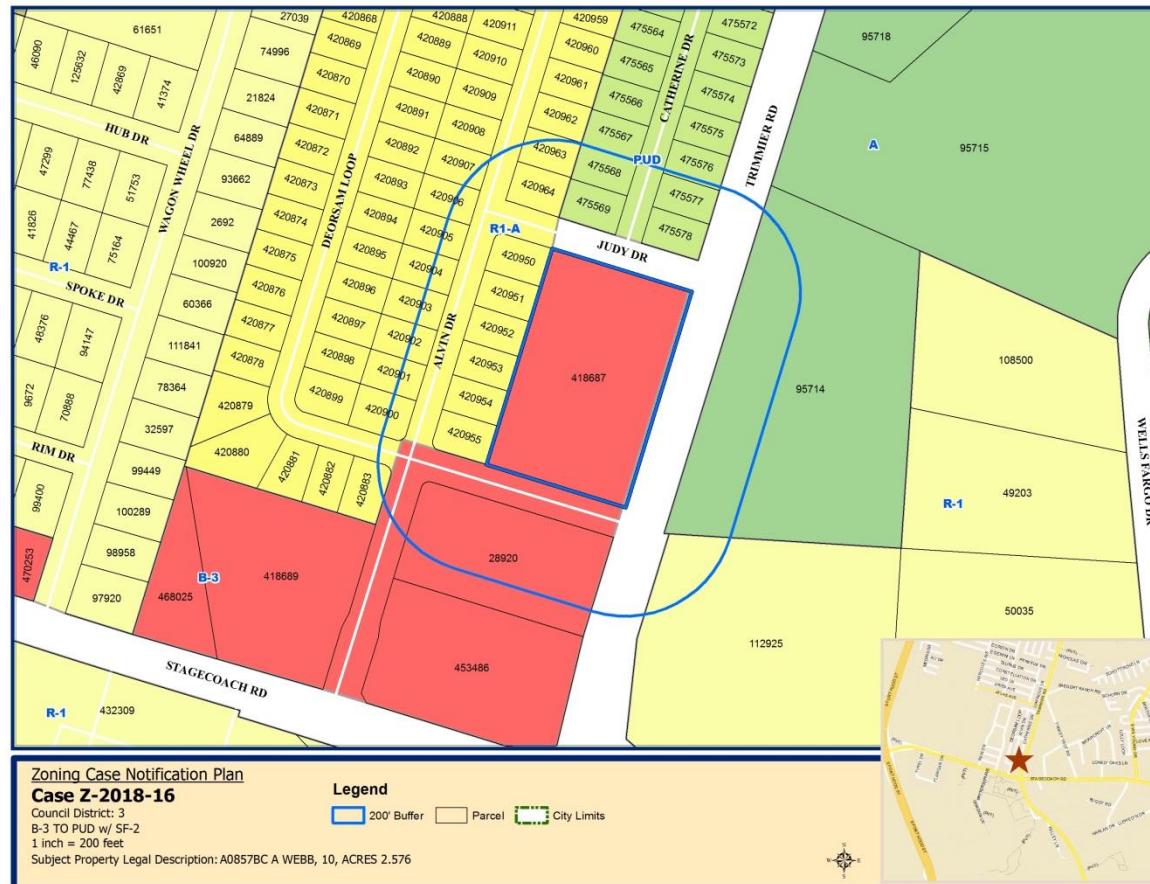
- ❑ Staff received a request submitted by Killeen EGS Property, Ltd., and Bentina Ltd. to rezone approximately 2.573 acres, out of the Azra Webb Survey, Abstract No. 857, from “B-3” (Local Business District) to a Planned Unit Development (PUD) with “SF-2” (Single-Family Residential District) uses.
- ❑ The property is located at 902 Judy Drive, Killeen, Texas and is currently designated as ‘SC’ on the City’s FLUM.

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- PUD Request: The applicant is requesting approval of a twelve lot development, with a decrease of the minimum required front yard setback of 25' to 20'.
- In exchange for the front yard setback modification, the applicant is proposing an increase of the minimum masonry requirement of 50% to 75% of brick, stucco or stone veneer for all exterior walls excluding doors, windows and gables; all other standards apply.

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Existing Zoning:



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- ☐ The staff notified twenty-five (25) surrounding property owners within a 200’ notification boundary regarding this request. Staff has received no written responses.
- ☐ One resident, Debra Patterson, spoke in opposition to the request. Ms. Patterson owns 6906 Alvin Drive and she stated that there are too many empty houses and there is no need for any more houses.
- ☐ The Planning and Zoning Commission’s recommendation (by a vote of 5 to 0) is for approval of the applicant’s request with the added condition that any alternate sidewalk placement meet current ADA guidelines.