

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
APRIL 1, 2019**

**FLUM #19-03  
'E' to 'GR'**

**HOLD** a public hearing and consider an ordinance submitted by WBW Development and WBW Single Land Investment L.L.C. - Series 110, on behalf of the Atchison Family Revocable Trust and the Sheryl Anderson Yowell 1998 Trust, to amend the Comprehensive Plan's Future Land Use Map (FLUM) from an 'Estate' designation to a 'General Residential' designation for approximately 169 acres. The property is located east of Yowell Ranch Phases Two and Three, Killeen, Texas.

Vice Chairman Latham requested staff comments.

Assistant Director, Tony McIlwain, stated that the property is located east of the existing Yowell Ranch Subdivision.

The property is designated as 'Estate' (E) on the Future Land Use Map (FLUM) of the Comprehensive Plan.

The 'Estate' (E) designation encourages the following development types:

- Detached residential dwellings
- Public/ institutional
- Parks and public spaces

'Estate' (E) characteristics:

Transition between Suburban and Rural character areas, with further progression along the character spectrum toward environments where the landscape is visually dominant over structures.

Still in Suburban portion of character spectrum, but with larger lots (typically 1 acre minimum), especially where required by public health regulations to allow for both individual water wells and on-site septic systems on properties where centralized water and/or wastewater service is not available or feasible.

One-acre lots are usually adequate in wooded areas to achieve visual screening of homes (from streets and adjacent dwellings). Three- to 5-acre lots may be needed to achieve and maintain Estate character in areas with more open land.

If approved, the 'General Residential' (GR) designation encourages the following development types:

- Detached residential dwellings as a primary focus

- Attached housing types subject to compatibility and open space standards (e.g. duplexes, townhomes, patio homes)
- Planned developments, potentially with a mix of housing types and varying densities, subject to compatibility and open space standards
- Public/ institutional
- Parks and public spaces

A portion of this property lies within a FEMA regulatory Special Flood Hazard Area (SFHA). While there is not currently a floodway designated in this SFHA, there are approximately 3,000 linear feet of wetlands (a mixture of riverine and Freshwater Forested/Shrub) identified within this addition. The SFHA and the reported wetlands both fall within the approximately 18 acres of soil classified as Frio silty clay with 0 to 1 percent slopes. This is significant since this type of soil is frequently flooded.

Currently sheet flow runoff exits this parcel in a concentrated manner within the Yowell Creek Tributary prior to its convergence with Yowell Creek. Runoff then flows in an easterly direction to Trimmier Creek prior to leaving the City of Killeen. Trimmier Creek is listed on the TCEQ's 303(d) list for concerns for near-nonattainment for an impaired microbenthic community.

Mr. McIlwain stated that staff recommended that the FLUM designation be changed from 'Estate' to 'Suburban Residential'. The 'Suburban Residential' (SR) designation encourages the following development types:

- Detached residential dwellings
- Planned developments to provide for other housing types (e.g., townhouse, patio) in a Suburban character setting
- Public/institutional
- Parks and public spaces

'Suburban Residential' (SR) Characteristics:

- Suburban character from balance between buildings and other site improvements relative to degree of open space maintained on the site (compared to predominance of site coverage over undeveloped space in auto-oriented areas).
- Larger baseline minimum lot size allows for larger front yards and building setbacks and greater side separation between homes.
- Also results in less noticeable accommodation of the automobile on sites compared to more intensive residential areas, especially where driveways are on the side of homes rather than occupying a portion of the front yard space, and where garages are situated to the side or rear of the main dwelling.
- Can establish development options which allow for lot sizes smaller than the baseline in exchange for greater open space set-aside, with the additional open space devoted to

maintaining the overall suburban character and buffering adjacent properties.

- Can also provide a cluster development option that further concentrates the overall development footprint while providing the developer the same lot yield—or even a density bonus to incent conservation designs with a higher open space ratio and discourage “cookie cutter” subdivision designs with more opportunity for natural and/or swale drainage (and storm water retention/absorption) versus concentrated storm water runoff and conveyance in auto-oriented areas.

Vice Chairman Latham opened the public hearing.

Ms. Isamary Banks, 8907 Viewpark Lane, Killeen, Texas, stated that there is a demand for larger lots, which are not available and that people have to go to Belton, Salado and Temple. She also stated that she is not against development but would like to see more open areas and green space.

Ms. Tatiana Gorlova, 7300 East Trimmier Road, Killeen, Texas, she had concerns in regards to pesticides, chemicals going into the creek.

With no one else requesting to speak, the public hearing was closed.

Commissioner Cooper motioned to recommend approval for ‘Suburban Residential’ (SR) as recommended by staff. Commissioner Holly seconded, and the motion passed by a vote of 4 to 3 with Commissioners Ploeckelmann, Alvarez and O’Brien in opposition.

Vice Chairman Latham stated that the request will be forwarded to City Council with a recommendation to approve