

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
JUNE 3, 2019**

**CASE #Z19-11
“B-3” to P.U.D. w“R-3A”**

B. HOLD a public hearing and consider a request submitted by Sycamore Strategies, L.L.C. on behalf of Reeces Creek Developers, Ltd. to rezone 13.105 acres out of the T. Robinett Survey, Abstract No. 686, from “B-3” (Local Business District) to a Planned Unit Development (PUD) with “R-3A” (Multifamily Apartment Residential District) for a senior apartment complex. The property is addressed as 4000 Robinett Road, Killeen, Texas.

Vice Chairman Latham requested staff comments.

Assistant Director, Tony McIlwain, stated that the PUD concept plan illustrates fourteen (14) distinct multifamily apartment buildings, a swimming pool, dog park, grilling areas and an amenities center. The dwelling unit summary consists of a total of 104 units, with 68 one-bedroom units, 36 two bedroom units and 174 vehicle parking spaces. The property will gain access to Robinette Road via two private drive features, with no connectivity to the surrounding residential neighborhoods. Buildings 6-14, which are being proposed adjacent to the Lonesome Dove community, will be limited to one-story in height.

Staff notified one hundred and forty-seven (147) surrounding property owners within 400 feet of this property regarding this request. Two responses in opposition were received from Domnyck Muran and Kirk Hansen.

Mr. McIlwain stated that there was a deviation that was requested; there is a need for the rear yard setback to be adjusted from 25 feet to 15 feet along the Lonesome Dove Subdivision. The purpose of the adjustment is due to the applicant meeting the new standards for right-of-way width for Robinett Road.

Based on the City Council’s resolution of support, staff recommended approval of the applicant’s PUD zoning request. The site feasibility report, attached as part of the staff memorandum, serves as the narrative for the PUD request and contains robust information about the proposed development. The 13.105 acres of land allows 228 residential units; the applicant’s proposal reduces that amount by more than 50% of the allowable density to 104 units. In addition to the marked reduction in residential density, the site plan is compact, while incorporating a large amount of open space south of the SFHA. Staff also recommends that an exception to the thirty-five (35) feet PUD height requirement be granted for proposed buildings 1, 2, 4 and 5. It shall be noted that the underlying “R-3A” zoning district contains a provision that allows for an additional one (1) foot to every applicable setback distance as provided under Code section 31-256.3 for each two (2) feet of additional building or structure height over thirty-five (35) feet.

Mr. Zachary Krochtengel, 2512 Park Row Avenue, Dallas, Texas, was present to represent this request.

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

Commissioner Alvarez motioned to recommend approval of the request. Commissioner Cooper seconded, and the motion passed by a vote of 5 to 0.

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