

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF KILLEEN BY CHANGING THE ZONING OF CERTAIN PROPERTY OUT OF THE CITY OF KILLEEN, BELL COUNTY, TEXAS, FROM “AR-1” (AGRICULTURAL SINGLE-FAMILY RESIDENTIAL DISTRICT) AND “SR-1” (SUBURBAN RESIDENTIAL SINGLE-FAMILY DISTRICT) TO A PLANNED UNIT DEVELOPMENT (PUD) WITH “SR-2” (SUBURBAN RESIDENTIAL SINGLE FAMILY DISTRICT), “SR-1” (SUBURBAN RESIDENTIAL SINGLE FAMILY DISTRICT), “R-1” (SINGLE-FAMILY RESIDENTIAL DISTRICT) AND “SF-2” (SINGLE-FAMILY RESIDENTIAL DISTRICT); PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, WBW Land Investments, L.P. has presented to the City of Killeen a request for amendment of the zoning ordinance of the City of Killeen by changing the classification of approximately 62 acres out of the Azra Webb Survey, Abstract No. 857, from “AR-1” (Agricultural Single-Family Residential District) and “SR-1” (Suburban Residential Single Family District) to a Planned Unit Development (PUD) with “SR-2” (Suburban Residential Single Family District), “SR-1” (Suburban Residential Single Family District), “R-1” (Single-Family Residential District) and “SF-2” (Single-Family Residential District) to allow for single family residential housing of varying lot sizes and setbacks and other articulated standards detailed in the attached PUD requirements and concept plan, said request having been duly presented and recommended for approval by the Planning and Zoning Commission of the City of Killeen on the 6th day of March 2017, and due notice of the filing of said request and the date of hearing thereon was given as required by law, and hearing on said request was set for 5:00 P.M., on the 28th day of March 2017, at the City Hall, City of Killeen;

WHEREAS, the City Council at said hearing duly considered said request, the

action of the Planning and Zoning Commission and the evidence in support thereof, and the City Council being of the majority opinion that the PUD zoning request should be approved;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KILLEEN:

SECTION I. That the zoning classification of part of approximately 62 acres out of the Azra Webb Survey, Abstract No. 857, be changed from “AR-1” (Agricultural Single-Family Residential District) and “SR-1” (Suburban Residential Single Family District) to a Planned Unit Development (PUD) with “SR-2” (Suburban Residential Single Family District), “SR-1” (Suburban Residential Single Family District), “R-1” (Single-Family Residential District) and “SF-2” (Single-Family Residential District) uses of varying lot sizes and setbacks. The property is located along the north right-of-way of Stagecoach Road, west of Rein Drive and the Wagon Wheel and Stagecoach Road Subdivisions, Killeen, Texas.

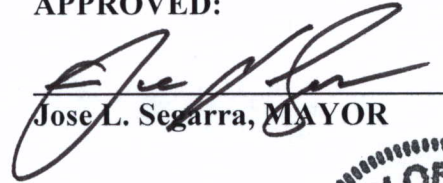
SECTION II. That should any section or part of this ordinance be declared unconstitutional or invalid for any reason, it shall not invalidate or impair the validity, force, or effect of any other section or parts of this ordinance.

SECTION III. That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this ordinance are hereby repealed to the extent of such conflict.

SECTION IV. That this ordinance shall take effect immediately upon passage of the ordinance.


PASSED AND APPROVED at a regular meeting of the City Council of the City of Killeen, Texas, this 28th day of March 2017, at which meeting a quorum was present, held in accordance with the provisions of V.T.C.A., Government Code, §551.001 et seq.

APPROVED:



Jose L. Segarra, MAYOR


ATTEST:



Dianna Barker, CITY SECRETARY



APPROVED AS TO FORM



Kathryn H. Davis, City Attorney

Case #17-07

Ord. #17-__



Date Paid:	_____
Amount Paid:	\$ _____
Cash/MO #/Check #:	# _____
Receipt #:	_____

CASE #: Z17-07

City of Killeen Zoning Change Application

[] General Zoning Change \$300.00 [] Conditional Use Permit \$500.00

Name(s) of Property Owner: WBSW Land Investments LP
 Current Address: 3000 Illinois Ave ste 100
 City: Killeen State: TX Zip: 76543
 Home Phone: () _____ Business Phone: (254) 9535353 Cell Phone: (254) 368 9649
 Email: jwelch@wbddevelopment.com

Name of Applicant: _____
 (If different than Property Owner)

Address: _____
 City: _____ State: _____ Zip: _____
 Home Phone: () _____ Business Phone: () _____ Cell Phone () _____
 Email: _____

Address/Location of property to be rezoned: North of Stagecoach west of Rein Dr.
 Legal Description: A08573C A Webb, 11-1, (PT 62.310 Ac Tract, Acres 53.973

(Metes & Bounds) or Lot(s) Block Subdivision

Is the rezone request consistent with the Comprehensive Plan? YES NO
 If NO, a FLUM amendment application must be submitted.

Type of Ownership: _____ Sole Ownership Partnership _____ Corporation _____ Other

Present Zoning: Ag Present Use: Vacant

Proposed Zoning: PUD Proposed Use: single family residential

Conditional Use Permit for: single family residential with SR restrictions

This property was conveyed to owner by deed dated 12-21-12 and recorded in Volume _____
 Page _____, Instrument Number 2012-00053225 of the Bell County Deed Records.
 (Attached)

Is this the first rezoning application on a unilaterally annexed tract?
 Yes _____ (Fee not required) No (Submit required fee)

APPOINTMENT OF AGENT

As owner of the subject property, I hereby appoint the person designated below to act for me, as my agent in this request.

Name of Agent: Josh Welch

Mailing Address: 3000 Illinois Ave Ste 100

City: Killeen TX State: TX Zip: 76543 - _____

Home Phone: (____) _____ Business Phone: (254) 953 5353 Email: jwelch@abdevelopment.com

I acknowledge and affirm that I will be legally bound by the words and acts of my agent, and by my signature below, I fully authorize my agent to:

be the point of contact between myself and the City: make legally binding representations of fact and commitments of every kind on my behalf; grant legally binding waivers of rights and releases of liabilities of every kind on my behalf; to consent to legally binding modifications, conditions, and exceptions on my behalf; and, to execute documents on my behalf which are legally binding on me. This authorization only applies to this specific zoning request.

I understand that the City will deal only with a fully authorized agent. At any time it should appear that my agent has less than full authority to act, then the application may be suspended and I will have to personally participate in the disposition of the application. I understand that all communications related to this application are part of an official proceeding of City government and, that the City will rely upon statements made by my agent. Therefore, I agree to hold harmless and indemnify the City of Killeen, its officers, agents, employees, and third parties who act in reliance upon my agent's words and actions from all damages, attorney fees, interest and costs arising from this matter. If my property is owned by a corporation, partnership, venture, or other legal entity, then I certify that I have legal authority to make this binding appointment on behalf of the entity, and every reference herein to 'I', 'my', or 'me' is a reference to the entity.

Signature of Agent [Signature] Title Development Manager

Printed/Typed Name of Agent Josh Welch Date 1-12-17

Signature of Agent _____ Title _____

Printed/Typed Name of Agent _____ Date _____

Signature of Applicant [Signature] Title _____

Printed/Typed Name of Applicant Bruce Whitis Date _____

Signature of Property Owner [Signature] Title President/Owner

Printed/Typed Name of Property Owner Bruce Whitis Date 1-12-17

Signature of Property Owner _____ Title _____

Printed/Typed Name of Property Owner _____ Date _____

Signature of Property Owner _____ Title _____

Printed/Typed Name of Property Owner _____ Date _____

*Application must be signed by the individual applicant, by each partner of a partnership, or by an officer of a corporation or association.



**PLANNING AND
DEVELOPMENT SERVICES**

ZONING CASE:

Z17-07

ZONING FROM:

A-R1 and SR-1 To
PUD w/ SR-1,
SR-2, R-1 and SF-2
APPLICANT:

WBW LAND INVESTMENTS LP




PROPERTY OWNER:

WBW LAND INVESTMENTS LP

LEGAL DESCRIPTION:

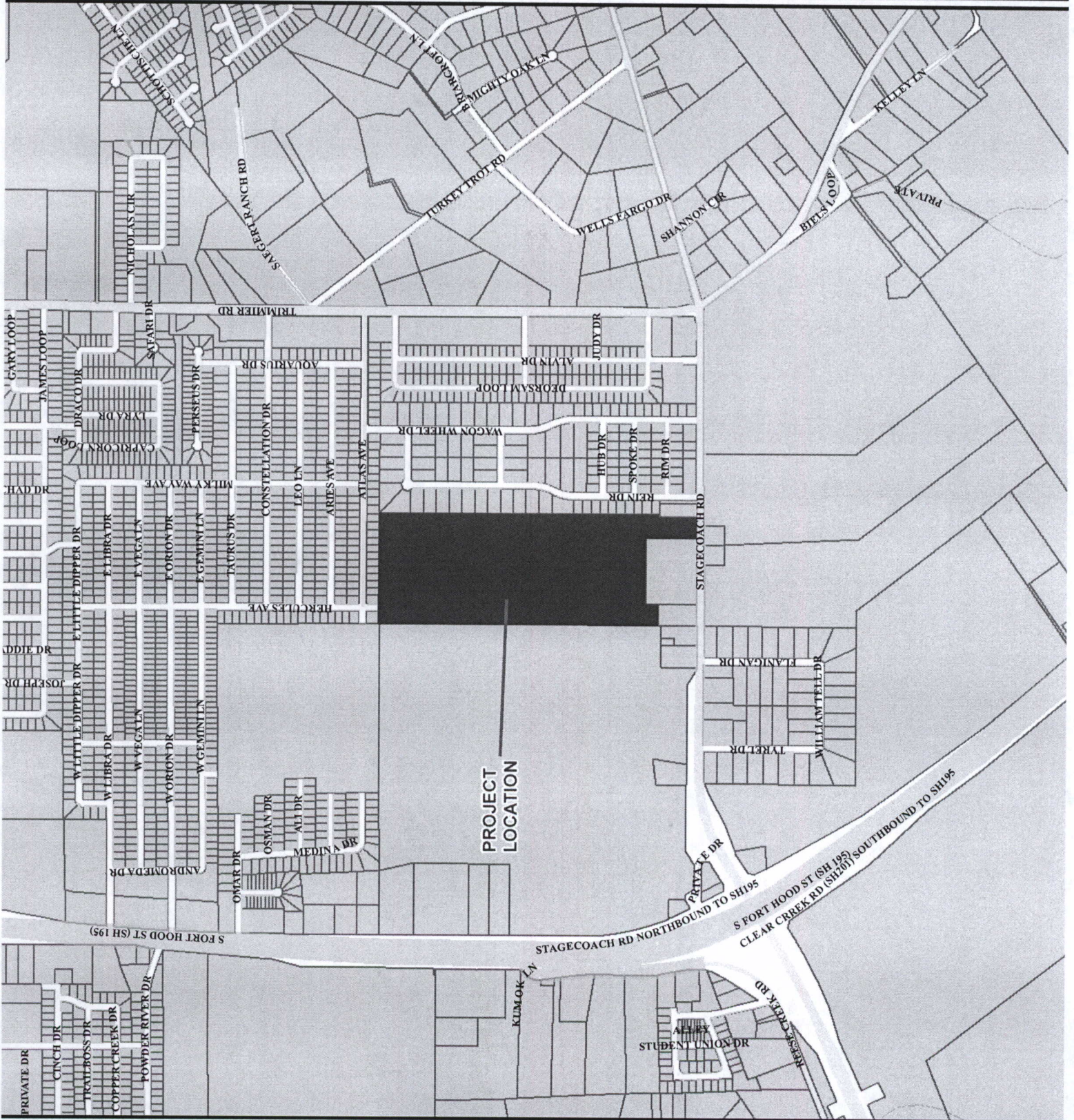
A0857BC A WEBB, 11-1,
(PT 62.310AC TRACT),
ACRES 53.973

Legend

-  Zoning Case
-  Parcel
-  City Limits



Date: 2/17/2017





PLANNING AND
DEVELOPMENT SERVICES

ZONING CASE:

Z17-07

ZONING FROM:

A-R1 and SR-1 To
PUD w/ SR-1,
SR-2, R-1 and SF-2

APPLICANT:

WBW LAND INVESTMENTS LP

PROPERTY OWNER:

WBW LAND INVESTMENTS LP

LEGAL DESCRIPTION:

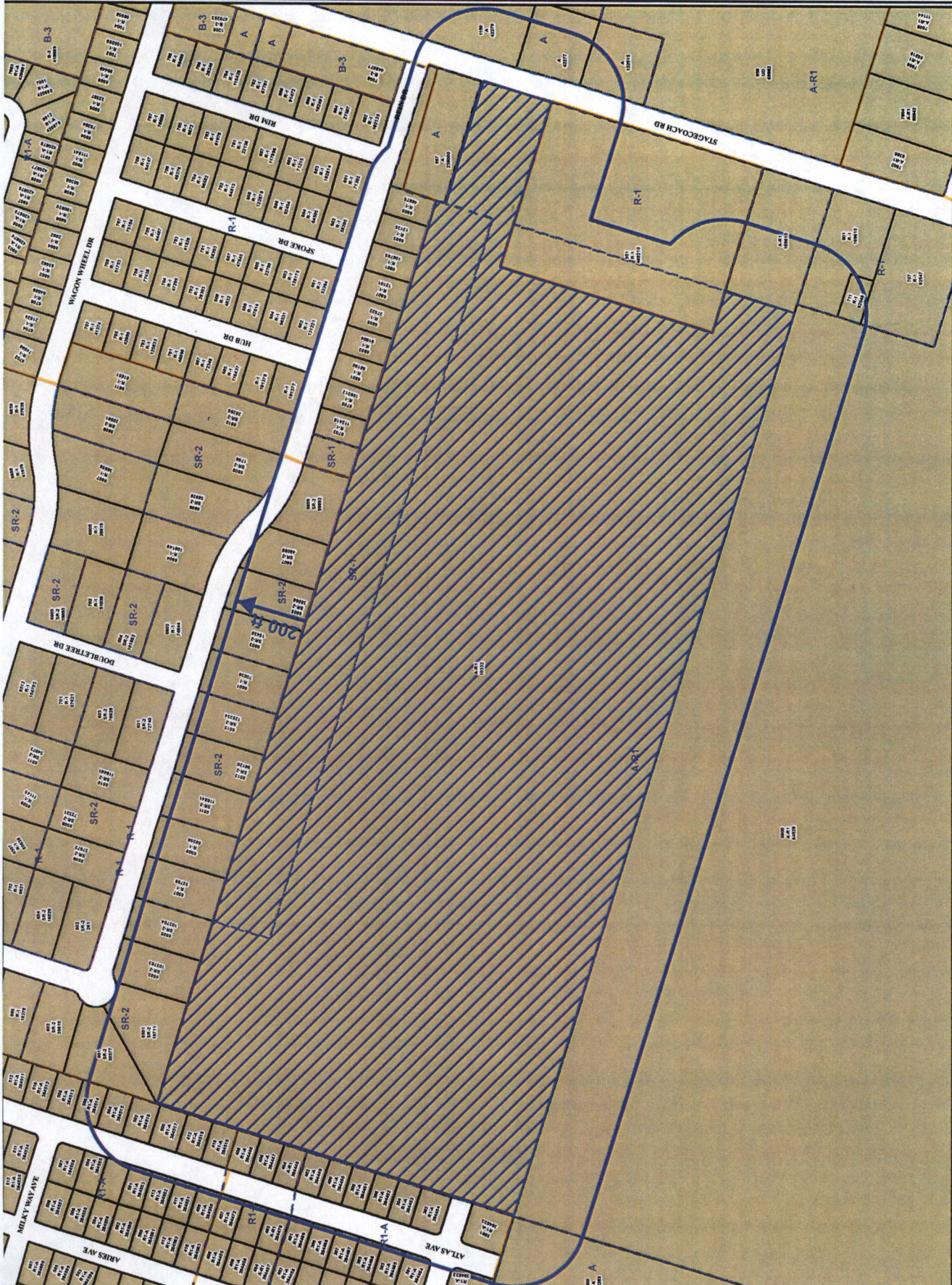
A0857BC A WEBB, 11-1,
(PT 62.310AC TRACT),
ACRES 53.973

LEGEND

-  200' Buffer
-  Zoning Case
-  Current Zoning
-  Subdivision
-  Parcel
-  City Limits



Date: 2/17/2017



CONSIDERATIONS

Texas Supreme Court in Pharr v. Tippitt, 616 S. W 2nd 173 (Tex 1981) established general guidelines which the Planning and Zoning Commission and City Council should take into consideration when making their respective recommendation and decision on a zoning request.

A. General Factors to Consider:

Is the request in accordance with the comprehensive plan?

Is the request designed to lessen congestion in the streets; secure safety from fire, panic or other dangers; promote health and the general welfare; provide adequate light and air; prevent the overcrowding of land; avoid undue concentration of population; or facilitate the adequate provision of transportation, water, sewers, schools, parks and other public requirements?

What if any, is the nature and degree of an adverse impact upon neighboring lands?

The suitability or unsuitability of the tract for use as presently zoned.

Whether the amendment bears a substantial relationship to the public health, safety, morals or general welfare or protects and preserves historical and cultural places and areas.

Whether there is a substantial public need or purpose for the new zoning.

Whether there have been substantially changed conditions in the neighborhood.

Is the new zoning substantially inconsistent with the zoning of neighboring lands? (Whether the new zoning is more or less restrictive.)

The size of the tract in relation to the affected neighboring lands – is the tract a small tract or isolated tract asking for preferential treatment that differs from that accorded similar surrounding land without first proving changes in conditions?

Any other factors which will substantially affect the health, safety, morals or general welfare.

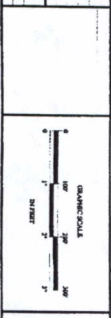
B. Conditional Use Permit (if applicable)

Whether the use is harmonious with and adaptable to buildings, structures and use of abutting property and other property in the vicinity of the premises under construction.

C. Conditions to Consider

1. Occupation shall be conducted only by members of family living in home.
2. No outside storage or display
3. Cannot change the outside appearance of the dwelling so that it is altered from its residential character.
4. Cannot allow the performance of the business activity to be visible from the street.
5. Cannot use any window display to advertise or call attention to the business.
6. Cannot have any signs
7. No off-street parking or on-street parking of more than two (2) vehicles at any one time for business related customer parking.
8. No retail sales.
9. Length of Permit.

PROJECT NUMBER: 14-000000-0000
PROJECT NAME: BINGLE CONCEPT PLAN
CITY: KILLEEN, TEXAS
DATE: 01/11/2017
SCALE: AS SHOWN
DESIGNER: VALGO, LLC
PROJECT MANAGER: [Name]
DATE: [Date]
SCALE: [Scale]
PROJECT NUMBER: [Number]
PROJECT NAME: [Name]
CITY: [City]
DATE: [Date]
SCALE: [Scale]
DESIGNER: [Designer]
PROJECT MANAGER: [Manager]
DATE: [Date]
SCALE: [Scale]

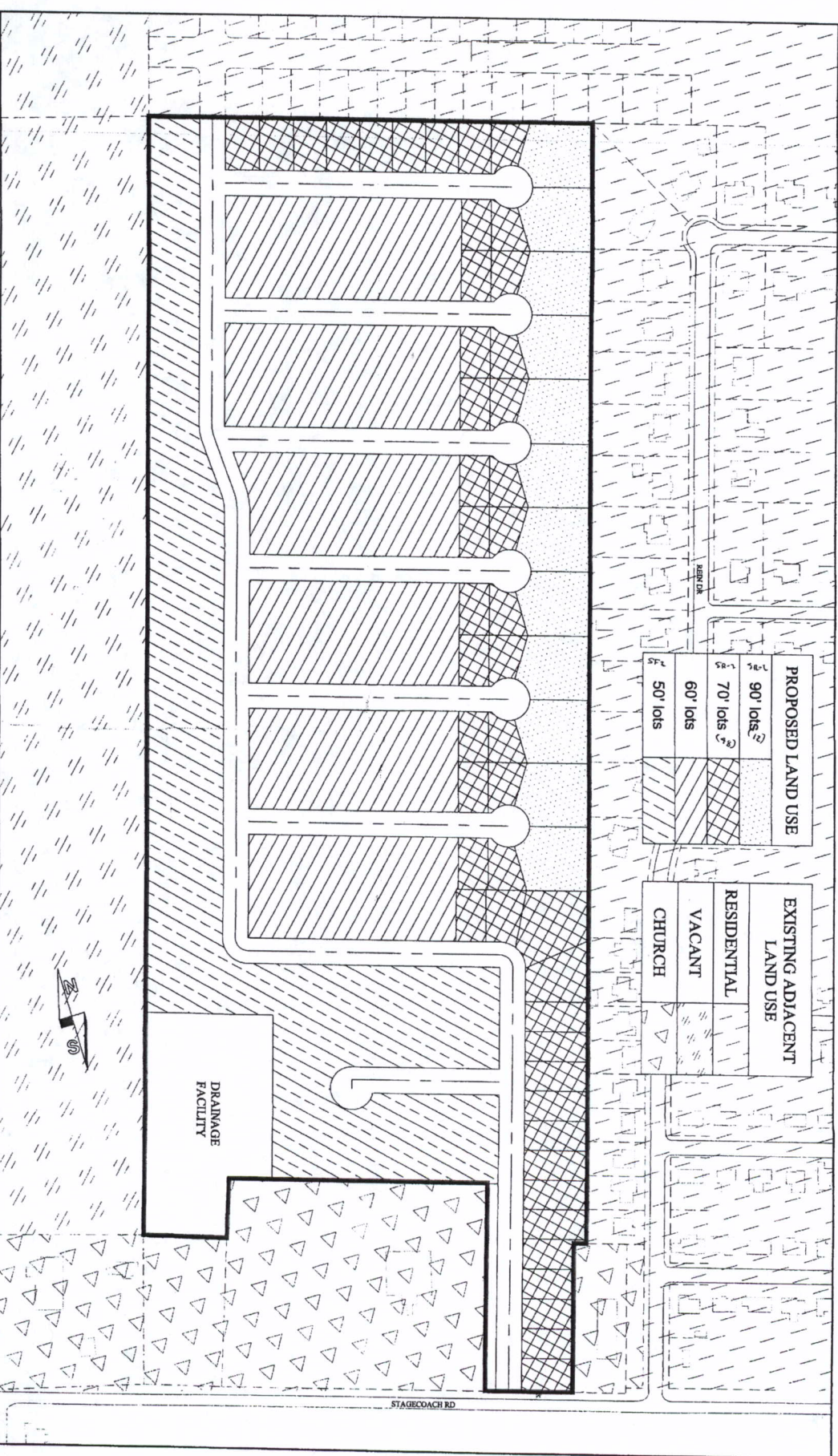


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SCALE: [Scale]
PROJECT NUMBER: [Number]
PROJECT NAME: [Name]
CITY: [City]
DATE: [Date]
SCALE: [Scale]
DESIGNER: [Designer]
PROJECT MANAGER: [Manager]
DATE: [Date]
SCALE: [Scale]

BINGLE CONCEPT PLAN
CITY OF KILLEEN, BELL COUNTY, TEXAS

PROJECT NUMBER: 14-000000-0000
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CITY: KILLEEN, TEXAS
DATE: 01/11/2017
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DESIGNER: VALGO, LLC
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DESIGNER: [Designer]
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DATE: [Date]
SCALE: [Scale]



PROPOSED LAND USE

90' lots
70' lots
60' lots
50' lots

EXISTING ADJACENT LAND USE

RESIDENTIAL
VACANT
CHURCH

STAGECOACH RD



PUD Requirements

- SR-1 Architecture, Landscaping, Ground cover, and Height regulations to apply across entire subdivision
- Landscaping and subdivision sign visible along Stagecoach
- Additional 2" caliper tree to SR-1 standards in the rear yards of homes on north and east perimeter of subdivision
- Metal poles to be used in privacy fencing on north and east perimeter of subdivision
- North and east perimeter lots to be limited to 1 story homes
- Rear yard setback on east perimeter lots to be increased to 35' where these lots back up to existing residences
- Applicant will deed restrict property so that zoning will not be changed within 20 years if zoning application as presented is approved
- Overall density not to exceed 3.75 dwelling units per acre. (less dense than SR-1 requirement of no more than 4 dwelling units per acre)

90' SR-2 Lot Dimensions:

- Front yard setback minimum of 35 feet
- Side yard setback minimum of 10 feet
- Rear yard setback minimum of 35 feet
- Lot width minimum of 90 feet at the front building line
- Lot area minimum of 15,000 square feet

70' SR-1 Lot Dimensions:

- Front yard setback minimum of 25 feet
- Side yard setback minimum of 10 feet
- Rear yard setback minimum of 25 feet

- Lot width minimum of 70 feet at the front building line
- Lot area minimum of 8,400 square feet
- Lot depth shall not average less than 100 feet

60' Suburban Residential Lots

- Front yard setback minimum of 25 feet
- Side yard setback minimum of 7 feet
- Rear yard setback minimum of 25 feet
- Lot width minimum of 60 feet at the front building line
- Lot area minimum of 6,000 square feet
- Lot depth shall not average less than 100 feet

50' Suburban Residential Lots

- Front yard setback minimum of 25 feet
- Side yard setback minimum of 5 feet
- Rear yard setback minimum of 25 feet
- Lot width minimum of 50 feet at the front building line
- Lot area ~~minimum~~^{Average} of 6,000 square feet
- Lot depth shall not average less than 120 feet

-----CUT HERE-----

YOUR NAME: <i>Linda Knotts</i>	PHONE NUMBER: <i>254-458-0663</i>
CURRENT ADDRESS: <i>3212 Carpet Lane Killeen</i>	
ADDRESS OF PROPERTY OWNED: <i>6701 Rein DR. Killeen</i>	
COMMENTS:	A-R1 and SR-1 to PUD w/SR-2, SR-1, R-1 and SF-2
<i>This is really getting old!!! all of it needs to be <u>SRI PERIOD.</u> all one storey homes.</i>	
RECEIVED	
<i>FEB 27 2017</i>	
PLANNING	
SIGNATURE: <i>Linda Knotts</i>	SPO #Z17-07/ <i>20</i>

PO BOX 1329 KILLEEN TEXAS 76540-1329 254 501 7630 254 501 7628 FAX
 WWW.CIKILLEEN.TX.US

-----CUT HERE-----

YOUR NAME: <i>Sandra Santiago-Green</i>	PHONE NUMBER: <i>254-501-0300 290-5029</i>
CURRENT ADDRESS: <i>602 Hub Drive</i>	
ADDRESS OF PROPERTY OWNED: <i>602 Hub Drive</i>	
COMMENTS:	A-R1 and SR-1 to PUD w/SR-2, SR-1, R-1 and SF-2
<i>I am opposed to more development in the area unless it is more housing similar to ours, no duplexes or apartments. We bought a house out here to get away from the congestion of other neighborhoods.</i>	
RECEIVED	
<i>FEB 27 2017</i>	
PLANNING	
SIGNATURE: <i>Sf Green</i>	SPO #Z17-07/ <i>69</i>

PO BOX 1329 KILLEEN TEXAS 76540-1329 254 501 7630 254 501 7628 FAX
 WWW.CIKILLEEN.TX.US

YOUR NAME: Connie Havens PHONE NUMBER: 254-526-6936
 CURRENT ADDRESS: 6105 Rein Drive, Killeen, TX 76542
 ADDRESS OF PROPERTY OWNED: same
 COMMENTS: A-R1 and SR-1 to PUD w/SR-2, SR-1, R-1 and SF-2
Agree. Just don't want duplexes or apartments.
City/Mrwhitis: Please come check out the ditch by my house which empties on to your property. When some of the houses were connected to the sewer system after we were annexed, it's possible the septic tanks weren't emptied and now they leak thru their french drains. We get a heavy rain, poo comes out forever
 SIGNATURE: Connie L Havens RECEIVED
 SPO #Z17-07/11
 PLANNING
 P.O. BOX 1329 KILLEEN TEXAS 76540 1329 254 501 7630 254 501 7628 FAX
 WWW.CIKILLEEN.TX.US

CUT HERE
 YOUR NAME: Bob & LaNae Gordon PHONE NUMBER: 634-687X
 CURRENT ADDRESS: 1150 Stagecoach Rd, Killeen
 ADDRESS OF PROPERTY OWNED: Same as above
 COMMENTS: A-R1 and SR-1 to PUD w/SR-2, SR-1, R-1 and SF-2
No: Would cause to much traffic. Only outlet Stagecoach Rd
 RECEIVED
 MAR 06 2017
 PLANNING
 SIGNATURE: Bob F Gordon SPO #Z17-07/09
 P.O. BOX 1329 KILLEEN TEXAS 76540 1329 254 501 7630 254 501 7628 FAX
 WWW.CIKILLEEN.TX.US

CUT HERE
 YOUR NAME: Bob F Gordon LaNae Gordon PHONE NUMBER:
 CURRENT ADDRESS: 1150 Stagecoach Rd
 ADDRESS OF PROPERTY OWNED: Same as above
 COMMENTS: A-R1 and SR-1 to PUD w/SR-2, SR-1, R-1 and SF-2
No: Cause to much traffic. Only one outlet to Stagecoach Rd
 RECEIVED
 MAR 06 2017
 PLANNING
 SIGNATURE: Bob F Gordon SPO #Z17-07/08
 P.O. BOX 1329 KILLEEN TEXAS 76540 1329 254 501 7630 254 501 7628 FAX
 WWW.CIKILLEEN.TX.US

CITY COUNCIL MEMORANDUM FOR ORDINANCE

AGENDA ITEM

ZONING CASE #Z17-07 "AR-1" (AGRICULTURAL SINGLE-FAMILY RESIDENTIAL DISTRICT) AND "SR-1" (SUBURBAN RESIDENTIAL SINGLE FAMILY DISTRICT) TO PLANNED UNIT DEVELOPMENT (PUD) WITH "SR-2" (SUBURBAN RESIDENTIAL SINGLE-FAMILY DISTRICT), "SR-1" (SUBURBAN RESIDENTIAL SINGLE FAMILY DISTRICT), "R-1" (SINGLE-FAMILY RESIDENTIAL DISTRICT) AND "SF-2" (SINGLE FAMILY RESIDENTIAL DISTRICT)

ORIGINATING DEPARTMENT

PLANNING & DEVELOPMENT SERVICES

WBW Land Investments, L.P. has submitted this request to rezone approximately 62 acres, being part of the Azra Webb Survey, Abstract No. 857, from "A-R1" (Agricultural Single-Family Residential District) and "SR-1" (Suburban Residential Single Family District) to a Planned Unit Development (PUD) with "SR-2" (Suburban Residential Single Family District), "SR-1" (Suburban Residential Single Family District), "R-1" (Single-Family Residential District) and "SF-2" (Single-Family Residential District) to allow for single family residential housing. The property is located along the north right-of-way of Stagecoach Road, west of Rein Drive and the Wagon Wheel and Stagecoach Road Subdivisions, Killeen, Texas.

The applicant's Planned Unit Development concept proposes the following minimum lots sizes and yard setbacks:

Table 1. Lot Requirements

Type/# Lots	Lot Area	Front B.L.	Side B.L.	Rear B.L.
"SR-2" (12)	15,000 sq. ft.	35'	10'	35'
"SR-1" (48)	8,400 sq. ft.	25'	10'	25'
"R-1"	6,000 sq. ft.	25'	7'	25'
"SF-2"	Avg. 6,000 sq. ft.	25'	5'	25'

The applicant has also provided a PUD narrative detailing additional standards and requirements (See attachment: *PUD Requirements*).

**District Description:
 Purpose**

A Planned Unit Development (PUD) is a land use design incorporating the concepts of density and common open space. Common open space shall include, but is not limited to, community

amenities such as parks, gardens, pedestrian trails, recreation areas, and usable undisturbed, natural areas. The PUD designation serves as an "overlay zoning and development classification." In this capacity, the designation permits specific negotiated development regulations to be applied to the base land use zoning district(s) in which the property is located. When a parcel of land receives a PUD designation, the entire parcel must be assigned one or more standard zoning district classifications. However, the added PUD overlay classification enables the developer of the site to request that specific land use development regulations be applied to his development site. Such specific land use and development regulations shall not take effect until they are reviewed, public hearings held and approved by both the Planning and Zoning Commission and the City Council. The PUD classification is an overlay designation to provide the flexibility to permit development projects which may include multiple land uses. This classification serves the following purposes:

- (a) Establish a procedure for the development of a parcel of land under unified control to reduce or eliminate the inflexibility that might otherwise result from strict application of land use standards and procedures designed primarily for individual lots;
- (b) Ensure structured review and approval procedures are applied to unique development projects that intended to take advantage of common open space and pedestrian circulation;
- (c) Allow developers greater freedom to be innovative in selecting means to provide access, light, open space, and amenities; and
- (d) Provide flexibility from the strict application of existing development regulations and land use standards and allow developers the opportunity to take advantage of special site characteristics and location.

The regulatory provisions of this classification are intended to achieve the above purposes while maintaining the spirit of the current City of Killeen Development Regulations, as amended. As such, these provisions represent the governing body's minimum quality of life standard and no variance or exception shall be granted thereto.

Property Specifics

Applicant/Property Owner: WBW Land Investments, L.P.

Property Location: The property is located on the north right-of-way of Stagecoach Road, west of Rein Drive and the Wagon Wheel and Stagecoach Road Subdivisions, Killeen, Texas.

Legal Description: Part of the Azra Webb Survey, Abstract No. 857, Killeen, Texas

Zoning/ Plat Case History:

- The property was zoned "A-R1" (Agricultural Single-Family Residential District) on April 26, 2005, per Ordinance #05-31; approximately 9.892 acres of land was rezoned from "A-R1" to "SR-1" in 2014.
- The subject property is not platted.

Character of the Area

Existing Land Use(s) on the Property: None. The Wagon Wheel and Stagecoach Road subdivisions (immediately to the east) are comprised of single-family residential homes and

contain lots that are larger than the 6,000 square feet "R-1" minimum lot size. Additionally, there are "R1-A" zoned garden homes constructed on smaller lots (<6,000 sq. ft.) north of this area within the Trimmier Estates Phase Three subdivision.

Historic Properties: None

Figure 1. Zoning Map

See attachment.

Infrastructure and Community Facilities

Water, Sewer and Drainage Services:

Provider: City of Killeen

Within Service Area: Water and sanitary sewer are available to the property. The property owner will need to extend water, sewer, and drainage infrastructure during the subdivision process. The current DDM and IDDSM requirements will be required for this PUD upon platting. Currently, runoff on this development flows west and south over adjacent parcels until it reaches North Reece Creek Tributary 3; flow then travels south into North Reece Creek before entering the Lampasas River prior to leaving the City. North Reece Creek Tributary 3, North Reece Creek, and the Lampasas River are not currently listed on the TCEQ's current 303(d) water quality list for impairment in this area.

Transportation:

Existing Conditions: Stagecoach Road is classified a 90' minor arterial on the City's adopted Thoroughfare Plan.

Proposed Improvements: The development will construct local streets to facilitate traffic within the subdivision during the construction process.

Projected Traffic Generation: The development will generate a moderate traffic impact to the level of service (L-O-S) standard for Stagecoach Road

Environmental Assessment

Topography/Regulated Floodplain/Floodway/Creek: The site ranges in elevation from 916' to 942' above sea level. The property is not within any FEMA regulatory Special Flood Hazard Area (SFHA).

Land Use Analysis

Land Use Plan: This area is designated as 'Suburban Residential' on the Future Land Use Map (FLUM) of the Comprehensive Plan.

Plan Recommendation: The 'Suburban Residential' character encourages 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. The characteristics of this designation include:

- Larger baseline minimum lot sizes to allow for larger front yards, building setbacks, and side yard separation
- Less noticeable accommodation of vehicles
- Encourages smaller lot sizes in exchange for greater open space set asides
- Encourages conservation design or cluster development

Consistency: Overall, the PUD's residential density (3.75 residential lots per gross acre) is greater than what is prescribed in the "SR-1" zoning district, which is 4 residential lots per net acre. However, staff is not recommending a change to the FLUM designation of this property since the PUD concept was developed based on the FLUM's current designation and negotiated with input from three citizen representatives from the adjacent Wagon Wheel subdivision. Staff supports the PUD standards and current FLUM designation.

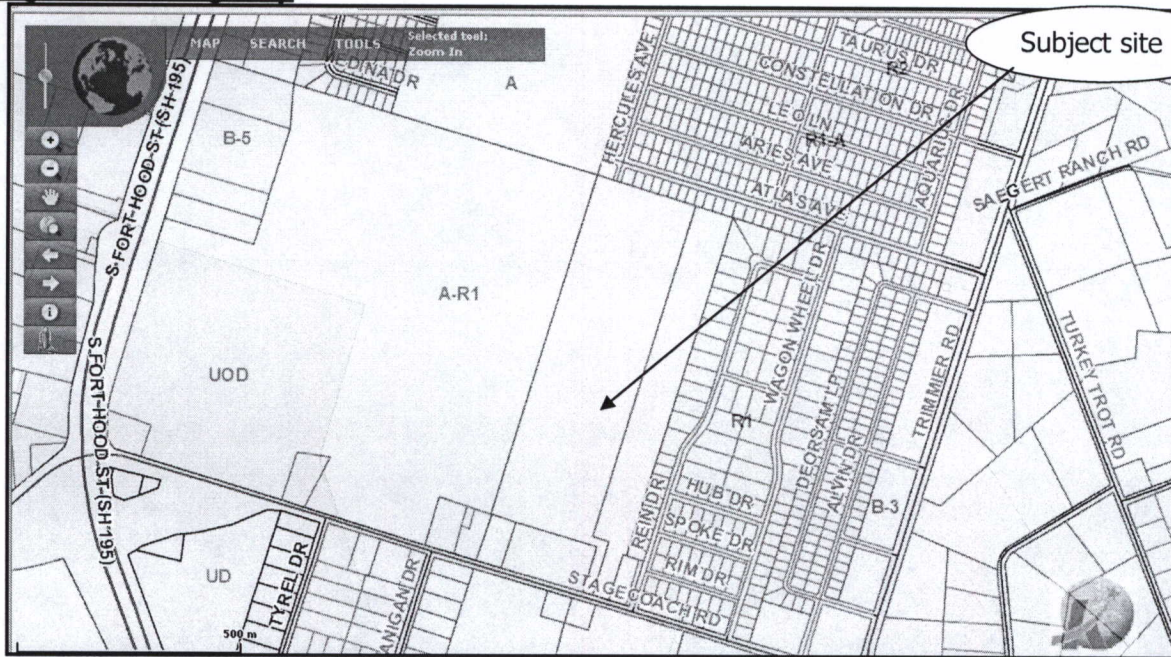
Public Notification

The staff notified sixty-five (65) surrounding property owners within a 200' notification boundary regarding this request. Three surrounding property owners negotiated the PUD standards with the applicant and signed the draft concept plan; these individuals are: Glenn Bauer, Lynn Dowling and Kathy Harkin. As of Monday, March 6, staff has received protests from Linda Knotts, the owner of 6701 Rein Drive, Sandra Santiago-Green, the owner of 602 Hub Drive and Bob and La Nae Gordon, the owner of 1150 Stagecoach Road. Staff also received a response from Connie Havens, the owner of 6905 Rein Drive.

Recommendation

The Planning and Zoning Commission recommended approval of the applicant's PUD of "SR-2", "SR-1", "R-1" and "SF-2" zoning districts by a vote of 6 to 0, with Commissioner Harkin abstaining from voting on the case. The PUD is a good example of providing for a mixture of varying lot sizes, while maintaining a uniform standard of façade requirements, landscaping and height compatibility.

Figure 1. Zoning map



**MINUTES
PLANNING AND ZONING COMMISSION MEETING
MARCH 6, 2017**

**CASE #Z17-07
AR-1 AND SR-1 TO PUD W/SR-2, SR-1, R-1 AND SF-2**

HOLD a public hearing and consider a request submitted by WBW Land Investments, LP, to rezone approximately 62.31 acres, being out of the Azra Webb Survey, Abstract No. 857, from “A-R1” (Agricultural Single-Family Residential District) and “SR-1” (Suburban Residential Single-Family District) to Planned Unit Development (PUD) with “SR-2” (Suburban Residential Single-Family District), “SR-1” (Suburban Residential Single-Family District), “R-1” (Single-Family Residential District) and “SF-2” (Single-Family Residential District) to allow for single family residential housing. The property is located along the north right-of-way of Stagecoach Road, west of Rein Drive, Killeen, Texas.

Commissioner Harkin stepped away from the dais due to a possible conflict of interest.

Chairman Frederick requested staff comments.

City Planner, Tony McIlwain, stated that a request for this property has been previously presented to the Planning and Zoning Commission, the developer has met with surrounding property owners and they have worked together to come up with a proposed concept plan that will work them.

The applicant’s Planned Unit Development concept proposes the following minimum lot sizes and yard setbacks:

Table 1. Lot Requirements

Type/# Lots	Lot Area	Front B.L.	Side B.L.	Rear B.L.
“SR-2” (12)	15,000 sq. ft.	35’	10’	35’
“SR-1” (48)	8,400 sq. ft.	25’	10’	25’
“R-1”	6,000 sq. ft.	25’	7’	25’
“SF-2”	Avg. 6,000 sq. ft.	25’	5’	25’

The applicant has also provided a PUD narrative detailing additional standards and requirements (see attachment: *PUD Requirements*).

Staff recommends approval of the applicant’s PUD multiple zoning concept of “SR-2”, “SR-1”, “R-1” and “SF-2” zoning districts. The PUD is a good example of providing for a mixture of varying lot sizes, while maintaining a uniform standard of façade requirements, landscaping and height compatibility.

The staff notified sixty-five (65) surrounding property owners within a 200’ notification boundary regarding this request. Staff has received protests from Linda Knotts, the owner of

6701 Rein Drive, Sandra Santiago-Green, the owner of 602 Hub Drive, Connie Havens, owner of 6905 Rein Drive and Bob and La Nae Gordon, owners of 1150 Stagecoach Road.

Mr. Josh Welch, 3000 Illinois Avenue, Suite 100, Killeen, Texas, was present to represent this request.

Chairman Frederick opened the public hearing.

Ms. Lynn Dowling, 601 Rein Drive and Ms. Kathy Harkin spoke in support.

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

Vice Chair Dorroh motioned to recommend approval of Planned Unit Development (PUD) with "SR-2", "SR-1", "R-1" and "SF-2" zoning districts. Commissioner Purser seconded the motion. The motion passed unanimously.

Chairman Frederick stated that this request will be forwarded to City Council with a recommendation to approve.

Commissioner Harkin returned to the dais.