

ORDINANCE 19-021

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE CITY OF KILLEEN BY CHANGING THE ZONING OF APPROXIMATELY 169 ACRES OUT OF THE J.D. ALLCORN SURVEY, ABSTRACT NO. 25, THE S.D. CAROTHERS SURVEY, ABSTRACT NO. 177 AND THE M.J. PLEASANT SURVEY, ABSTRACT NO. 652, FROM "A" (AGRICULTURAL DISTRICT) TO A PLANNED UNIT DEVELOPMENT (P.U.D.) WITH "R-1" (SINGLE-FAMILY RESIDENTIAL DISTRICT) USES; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR THE REPEAL OF CONFLICTING PROVISIONS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, 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, 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 169 acres out of the J.D. Allcorn Survey, Abstract No. 25, the S.D. Carothers Survey, Abstract No. 177 and the M.J. Pleasant Survey, Abstract No. 652, from "A" (Agricultural District) to a Planned Unit Development (P.U.D.) with "R-1" (Single-Family Residential District) uses, said request having been duly recommended for approval by the Planning and Zoning Commission of the City of Killeen on the 6th day of May 2019 with the following conditions:

- the applicant shall add the additional 2.5 acres needed for the minimum 15% open space requirement;
- the PUD conceptual plan shall show the tie-in to Chaparral Road;
- the applicant shall include the Yowell Ranch Phase V and VI exhibit that was presented

to the Planning & Zoning Commission, 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 May 2019, 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 $\frac{3}{4}$ majority opinion that the applicant's zoning request (with revised acreage) should be approved as recommended by the Planning and Zoning Commission;

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

SECTION I. That the zoning classification of approximately 150 acres out of the J.D. Allcorn Survey, Abstract No. 25, the S.D. Carothers Survey, Abstract No. 177 and the M.J. Pleasant Survey, Abstract No. 652, from "A" (Agricultural District) to a Planned Unit Development (P.U.D.) with "R-1" (Single-Family Residential District) uses, Killeen, Texas.

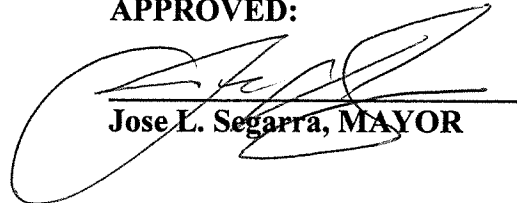
SECTION II. That should any section or part of this ordinance be declared unconstitutional or invalid for any reason, it shall not invalidate or impair the validity, force, or effect of any other section or parts of this ordinance.

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.

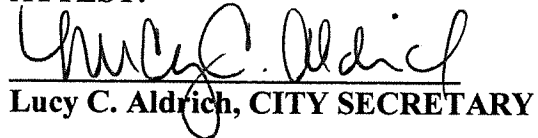
PASSED AND APPROVED at a regular meeting of the City Council of the City of Killeen, Texas, this 28th day of May 2019, at which meeting a quorum was present, held in accordance with the provisions of V.T.C.A., Government Code, §551.001 et seq.

APPROVED:



Jose L. Segarra, MAYOR


ATTEST:



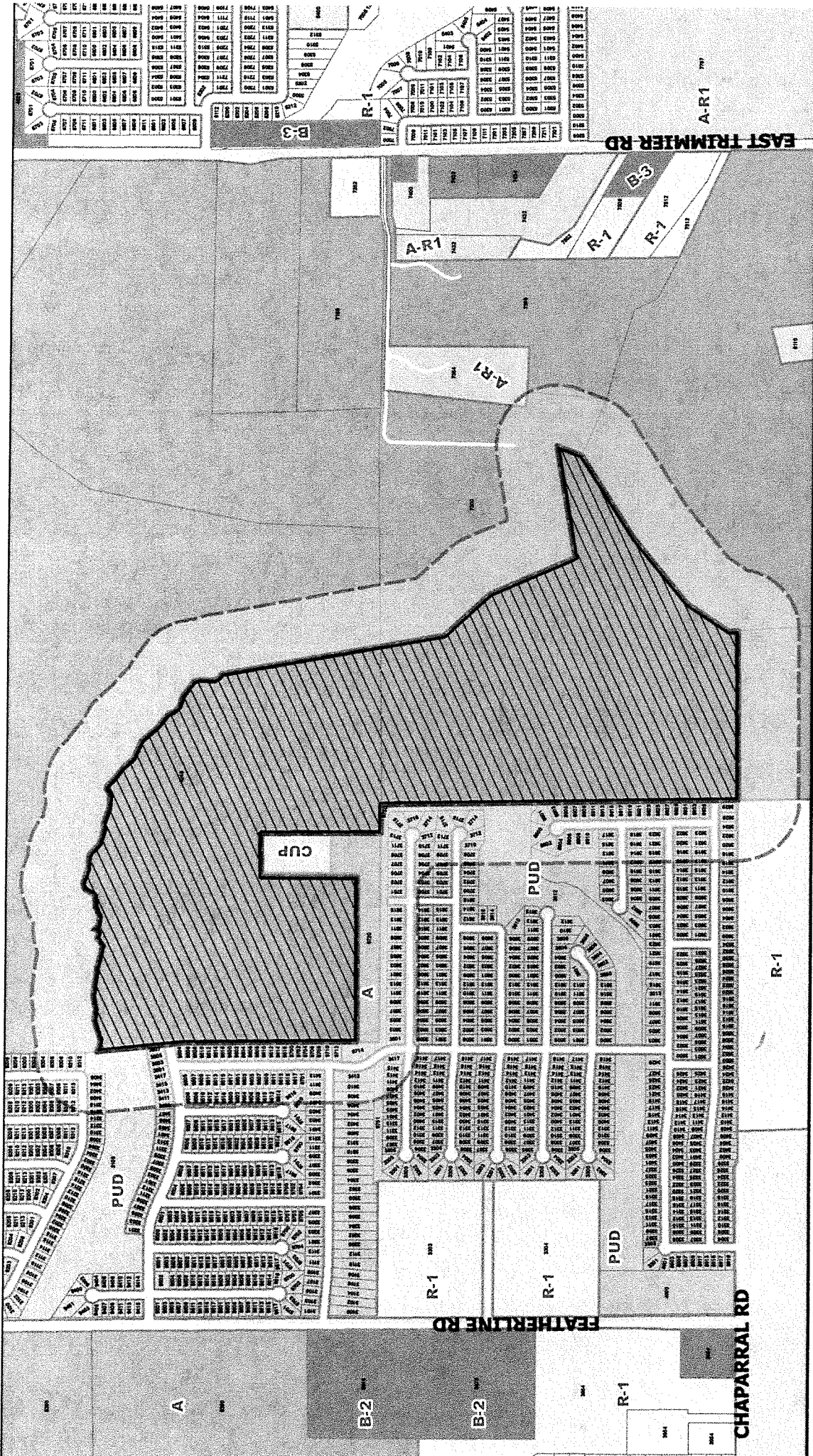
Lucy C. Aldrich, CITY SECRETARY







APPROVED AS TO FORM



Kathryn H. Davis, City Attorney
Case #19-04
Ord. #19-021



Legend

 Killsean City Limits
 Bell County Area
 ZONING CASE LOCATION
 19-04 NOTIFICATION AREA

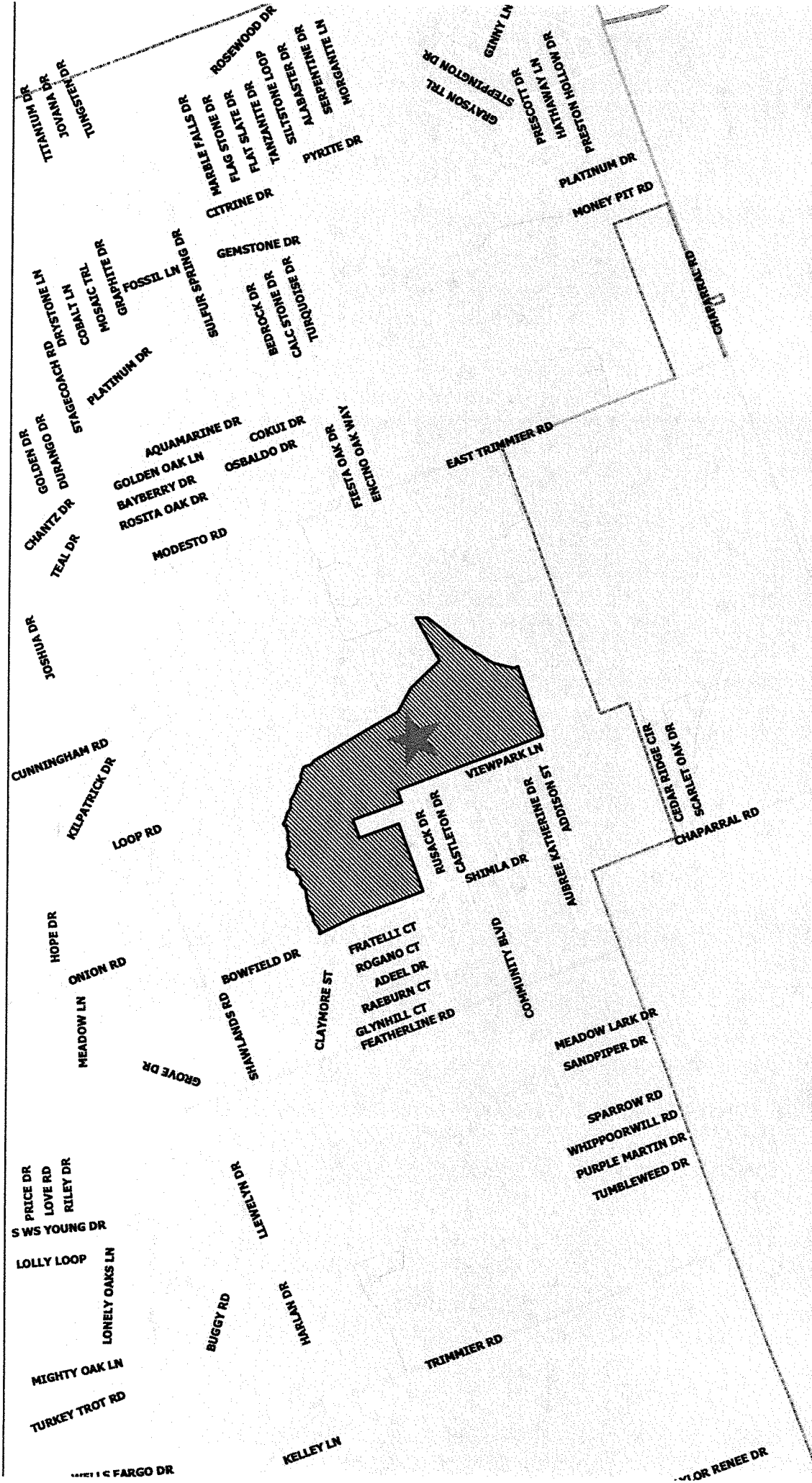
1 inch = 895 feet

ZONING CHANGE MAP

Zoning Notification Plan
Case: Z2019-04

Council District: 3
 FROM: AGRICULTURAL TO PUD
 1 inch = 895 feet

Subject Property Legal Description: 77.92 acres out of the J. D. Alicorn Survey, Abstract No. 25 and approximately 91.08 acres out of the S D Carothers Survey, Abstract No. 177 and the M. J. Pleasant Survey, Abstract No. 652



Zoning Case Location



LOCATION MAP

1 inch = 2,083 feet

Zoning Location Map
Case: Z-2019-04
 Council District: 3

FROM: AGRICULTURAL TO PUD

Subject Property Legal Description: 77.92 acres out of the J. D. Allcorn Survey, Abstract No. 25 and approximately 91.08 acres out of the S D Carothers Survey, Abstract No. 177 and the M. J. Pleasant Survey, Abstract No. 652

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
MAY 6, 2019**

**CASE #Z19-04
“A” to P.U.D w/ “R-1”**

HOLD a public hearing and consider a request 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 rezone approximately 169 acres out of the J.D. Allcorn Survey, Abstract No. 25, the S.D. Carothers Survey, Abstract No. 177 and the M.J. Pleasant Survey, Abstract No. 652, from “A” (Agricultural District) to a Planned Unit Development (P.U.D.) with “R-1” (Single-Family Residential District) uses. The property is generally located east of Yowell Ranch Phases Two and Three.

Vice Chairman Latham requested staff comments.

Assistant Director, Tony McIlwain, stated that this item was presented to the Commission at a previous meeting. The applicant is requesting to rezone agricultural zoned property to a Planned Unit Development with underlying single-family uses. The proposed Planned Unit Development would include 597 single-family lots on 150.43 acres of land. The proposed concept plan also includes 12 acres of open space which are in the flood plain and 23.33 acres of open space outside the flood plain. Mr. McIlwain also stated the following are part of the proposed P.U.D. standards:

1. That all residential lots of the subdivision shall be a minimum of 5,000 square feet.
2. That the average residential lot size of the subdivision shall be at least 6,000 square feet, and the lot size calculation shall exclude non-buildable lots and portions thereof.
3. That each residential structure constructed shall contain a minimum of at least 1,325 square feet of enclosed living space.
4. That each residential lot must contain a private garage for not fewer than two (2) automobiles and no garage shall be permanently enclosed.
5. That all fences and sidewalks shall comply with City of Killeen ordinances, and fences that enclose a residential rear yard may not exceed six feet in height, and standard sidewalks shall be provided in front of every residential lot.
6. That the development shall contain approximately 20 acres of open space, to include two play grounds. This shall be increased with the amended PUD from 20 to 40 acres of open space for the entirety of Yowell Ranch. The new phases (Phases 5 and 6) will include a playground, swimming pool, and park area.
7. That all proposed hike and bike trails be clearly delineated on the concept plan and total approximately 3,700 linear feet. Currently there is over 6,000 linear feet of trail built in Yowell Ranch. The Amended PUD would propose to add a minimum of another 2,000 linear feet to these hike and bike trails.
8. New lots in Yowell Ranch Phases 5 and 6 that back up to existing lots shall not have a buildable lot width less than the existing lot.
9. That, except as provided below, the exterior walls of all single family dwellings shall be

constructed of a combination of native stone, brick and/ or cementitious siding products which collectively comprise a 90% masonry veneer, exclusive of roofs, eaves, soffits, windows, doors, gables, garage doors and trim work.

10. That the front exterior wall of all two-story single family dwellings shall be constructed of a combination of native stone, brick and/or cementitious siding products, which collectively, comprise a 90% masonry veneer, exclusive of roofs, eaves, soffits, windows, doors, gables, garage doors, trim and decorative work. The side exterior walls of the first floor of all two story single family dwellings shall be constructed of a combination of native stone, brick and/ or cementitious siding products, which, collectively, comprise a 90% masonry veneer, exclusive of roofs, eaves, soffits, windows, doors, gables, garage doors, trim and decorative work.
11. That the commercial uses specified shall be limited to the area of property depicted on the Plan attached hereto and shall include those uses allowed within the B-3 zoning district, and also the following uses: lodges and fraternal organizations and trade or business schools. I I. That there shall be no repeat exterior elevation within any group of five homes. "Elevation" shall mean the architectural design, accents, and color of a structure.
12. That at least one tree and at least five bushes shall be planted in the front yard of each residential lot and prior to the issuance of a certificate of occupancy for the residential lot. Trees and shrubs shall be maintained and replaced by the landowner as necessary.

Staff notified two hundred and twenty (220) surrounding property owners within 400 feet of the subject property regarding this request. Staff received responses from some of the surrounding property owners and they were included in the packet.

Mr. Josh Welch, WBW Development, 3000 Illinois, Killeen, Texas, was present to represent this request. Mr. Welch gave a lengthy presentation to the Commission on why they should recommend approval of the request.

Vice Chairman Latham opened the public hearing.

Elizabeth Jagodzinski, 8903 Viewpark Lane and Ms. Brandy Johnson, 9308 Devinshire Court, spoke in support of the request.

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

Commissioner Alvarez motioned to recommend approval of the request contingent to the following: Adding the additional 2.5 acres needed for open space, a conceptual plan that shows the tie-in to Chaparral Road and to include the exhibit that was presented to the Planning & Zoning Commission. Commissioner Cooper seconded the motion. The motion passed by a vote of 6 to 0.

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

Yowell Ranch PUD

Items to be amended for the inclusion of additional property into the PUD are below in RED.

1. That all residential lots of the subdivision shall be a minimum of 5,000 square feet.
2. That the average residential lot size of the subdivision shall be at least 6,000 square feet, and the lot size calculation shall exclude non-buildable lots and portions thereof.
3. That each residential structure constructed shall contain a minimum of at least 1,325 square feet of enclosed living space.
4. That each residential lot must contain a private garage for not fewer than two (2) automobiles and no garage shall be permanently enclosed.
5. That all fences and sidewalks shall comply with City of Killeen ordinances, and fences that enclose a residential rear yard may not exceed six feet in height, and standard sidewalks shall be provided in front of every residential lot.
6. That the development shall contain approximately 20 acres of open space, to include two play grounds. This shall be increased with the amended PUD from 20 to 40 acres of open space for the entirety of Yowell Ranch. The new phases (Phases 5 and 6) will include a playground, swimming pool, and park area.
7. That all proposed hike and bike trails be clearly delineated on the concept plan and total approximately 3,700 linear feet. Currently there is over 6,000 linear feet of trail built in Yowell Ranch. The Amended PUD would propose to add a minimum of another 2,000 linear feet to these hike and bike trails.
8. New lots in Yowell Ranch phases 5 and 6 that back up to existing lots shall not have a buildable lot width less than the existing lot.
9. That, except as provided below, the exterior walls of all single family dwellings shall be constructed of a combination of native stone, brick and/ or cementitious

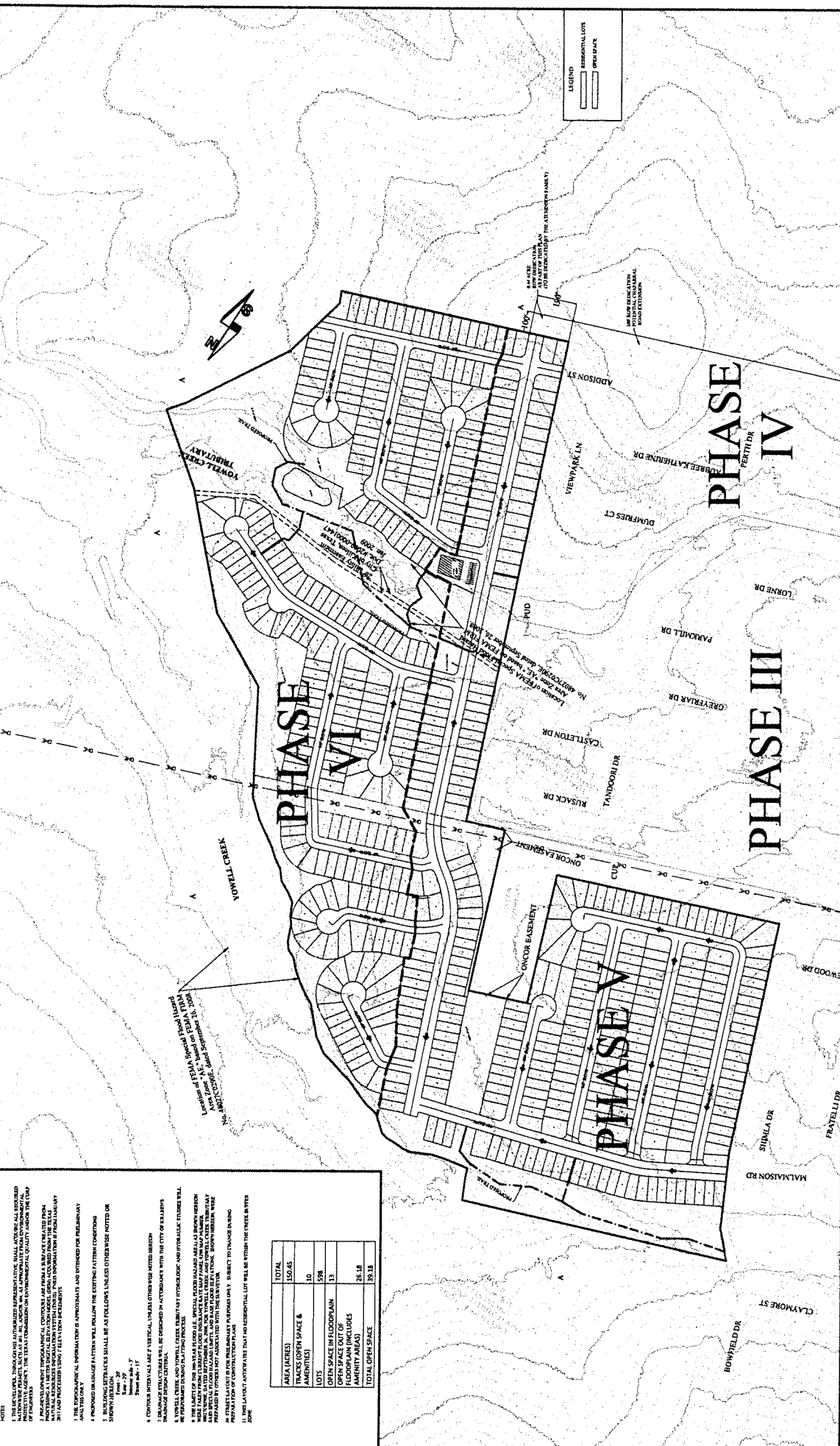
siding products which collectively comprise a 90% masonry veneer, exclusive of roofs, eaves, soffits, windows, doors, gables, garage doors and trim work.

10. That the front exterior wall of all two-story single family dwellings shall be constructed of a combination of native stone, brick and/or cementitious siding products, which collectively, comprise a 90% masonry veneer, exclusive of roofs, eaves, soffits, windows, doors, gables, garage doors, trim and decorative work. The side exterior walls of the first floor of all two story single family dwellings shall be constructed of a combination of native stone, brick and/ or cementitious siding products, which, collectively, comprise a 90% masonry veneer, exclusive of roofs, eaves, soffits, windows, doors, gables, garage doors, trim and decorative work.
11. That the commercial uses specified shall be limited to the area of property depicted on the Plan attached hereto and shall include those uses allowed within the B-3 zoning district, and also the following uses: lodges and fraternal organizations and trade or business schools. I 1. That there shall be no repeat exterior elevation within any group of five homes. "Elevation" shall mean the architectural design, accents, and color of a structure.
12. That at least one tree and at least five bushes shall be planted in the front yard of each residential lot and prior to the issuance of a certificate of occupancy for the residential lot. Trees and shrubs shall be maintained and replaced by the landowner as necessary.

Josh Welch

V.P. of Development





NOTES

1. THE DEVELOPER, THROUGH HIS AUTHORIZED REPRESENTATIVE, SHALL OBTAIN ALL REQUIRED APPROVED PERMITS FROM THE CITY OF KILLEEN, TEXAS, AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS AND ORDINANCES, INCLUDING BUT NOT LIMITED TO THE CITY OF KILLEEN DEVELOPMENTAL CODE, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, AND THE TEXAS DEPARTMENT OF TRANSPORTATION, BEFORE COMMENCING CONSTRUCTION OF THE PROJECT.
2. THE DEVELOPER SHALL OBTAIN ALL NECESSARY APPROVALS FROM THE CITY OF KILLEEN, TEXAS, AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS AND ORDINANCES, INCLUDING BUT NOT LIMITED TO THE CITY OF KILLEEN DEVELOPMENTAL CODE, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, AND THE TEXAS DEPARTMENT OF TRANSPORTATION, BEFORE COMMENCING CONSTRUCTION OF THE PROJECT.
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AREA (ACRES)	TOTAL
RESIDENTIAL LOTS	150.45
OPEN SPACE	10
LOTS	538
OPEN SPACE IN FLOODPLAIN	13
FLOODPLAIN (INCLUDES AMENITY AREAS)	26.19
TOTAL OPEN SPACE	39.18

Yalco, LLC
 1400 Illinois Ave., Suite 100
 Ft. Worth, TX 76104
 (817) 335-1333
 Fax: (817) 335-1302
 Email: yalco@yalco.com
 Project: Yalco Ranch Phase V & VI
 Total Acres: 150.45
 Surveying Firm: Yalco, LLC

SITE CONCEPT PLAN OVERVIEW
YOWELL RANCH PHASE V & VI
CITY OF KILLEEN, BELL COUNTY, TEXAS

LEGEND
 RESIDENTIAL LOTS
 OPEN SPACE

PHASE VI
PHASE V
PHASE III
PHASE IV

STREETS: YOWELL CREEK, ONCOR ESPERANZA, CASTLETON DR, RUSACK DR, TANDOOBI DR, GREYHAWK DR, PARKMILL DR, LORNE DR, DUMFRIES CT, ADDRESS KATHERINE DR, NEW PARK LN, ADPISON ST, BOWFIELD DR, CLAYMORE ST, SHIMULA DR, PRAYVELL DR, MALMAISON RD, WOOD DR.

NOTES:
 1. THE DEVELOPER SHALL OBTAIN ALL NECESSARY APPROVALS FROM THE CITY OF KILLEEN, TEXAS, AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS AND ORDINANCES, INCLUDING BUT NOT LIMITED TO THE CITY OF KILLEEN DEVELOPMENTAL CODE, THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY, AND THE TEXAS DEPARTMENT OF TRANSPORTATION, BEFORE COMMENCING CONSTRUCTION OF THE PROJECT.

SCALE: GRAPHIC SCALE 1" = 200' IN FEET

PROJECT INFORMATION:
 DATE: _____
 TOTAL SIZE: 150.45 ACRES
 TOTAL LOTS: 538
 TOTAL TRACTS: 10

CLIENT NAME: YALCO, LLC
CLIENT LOCATION: KILLEEN, TX

APPROVED BY: _____

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 in 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.

Support

YOUR NAME: Geoffrey Akpablie PHONE NUMBER: 254 813 8433
CURRENT ADDRESS: 3619 Addison St, Killeen TX 76542
ADDRESS OF PROPERTY OWNED:

"A" to PUD w/"R-1"

COMMENTS: I'm in support of development rezoning area which falls within my property. I still have series of questions during the commencement of the meeting on 1 April 2019 @ 4PM. Thank you

SIGNATURE: Geoffrey Akpablie 23 Mar 19 SPO #Z19-04/ 003
P.O. BOX 1329 KILLEEN, TEXAS 76540-1329 · 254.501.7630 · 254.501.7628 FAX
WWW.KILLEENTEXAS.GOV

RECEIVED
MAR 27 2019

PLANNING

CUT HERE
YOUR NAME: Ricky Atchison PHONE NUMBER: 254-289-4406
CURRENT ADDRESS: 5974 Chaparral Rd, Killeen, TX 76542
ADDRESS OF PROPERTY OWNED: Same

"A" to PUD w/"R-1"

COMMENTS: I support this zoning change

SIGNATURE: Ricky Atchison SPO #Z19-04/ 202
P.O. BOX 1329 KILLEEN, TEXAS 76540-1329 · 254.501.7630 · 254.501.7628 FAX
WWW.KILLEENTEXAS.GOV

RECEIVED
MAR 28 2019
PLANNING

CUT HERE
YOUR NAME: Debbie Yowell Farley PHONE NUMBER: 254-634-8535
CURRENT ADDRESS: 4244 E. Stagecoach Road, Killeen
ADDRESS OF PROPERTY OWNED: Yowell - above 4244 + 4248

"A" to PUD w/"R-1"

COMMENTS: we support the rezone

SIGNATURE: Debbie Yowell Farley SPO #Z19-04/ 24

RECEIVED
MAR 28 2019
PLANNING

PROPERTY OWNERS
Oppositions

YOUR NAME: Jennifer Martinez		PHONE NUMBER: 806762 8868
CURRENT ADDRESS: 8929 Viewpark Ln Killeen TX 76542		
ADDRESS OF PROPERTY OWNED: 8929 Viewpark Ln Killeen TX 76542		
"A" to PUD w/"R-1"		
COMMENTS: I oppose this request. Our property was sold to us with the sales pitch that we would never have neighbors behind our house. I would not have purchased this property had this information been divulged		
PLANNING		
SIGNATURE: _____		SPO #Z19-04/ 128

P.O. BOX 1329 · KILLEEN, TEXAS 76540-1329 · 254.501.7630 · 254.501.7628 FAX
WWW.KILLEENTEXAS.GOV

YOUR NAME: Stephen G. Wilson		PHONE NUMBER: (719) 433-8283
CURRENT ADDRESS: 8906 Viewpark Lane, Killeen, TX 76542		
ADDRESS OF PROPERTY OWNED:		
"A" to PUD w/"R-1"		
COMMENTS: I oppose the idea that the vacant lot address 8905 is planned to become a new street within our subdivision. This lot is part of Yowell Ranch addition 4 just because no one has bought the lot and built a house on it no way deserves to become a through street. I live on the west side of Viewpark facing the empty lot.		
SIGNATURE: Stephen G. Wilson		SPO #Z19-04/60

RECEIVED
APR 01
PLANNING

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WWW.KILLEENTEXAS.GOV

Just imagine the amount of traffic & headlights that will shine into my BEDROOM at night. You wouldn't want that!!! The reason I chose this house & lot is because its at the end of a cul-de-sac!

YOUR NAME:	Caren Cate-Wilson	PHONE NUMBER:	(719) 466 9234
CURRENT ADDRESS:	8906 Viewpark Lane		
ADDRESS OF PROPERTY OWNED:	me (Caren Cate-Wilson)		
"A" to PUD w/"R-1"			
COMMENTS:	I am opposed to the lot that is vacant becoming a road (8905 Viewpark Lane) This will increase traffic in a cul-de-sac. With a new high school being built near by many teenagers will be racing down the road. I chose the house because it was at the end of a cul-de-sac because of decreased traffic.		
SIGNATURE:	Caren M. Cate-Wilson	SPO #	215

See other addition concern

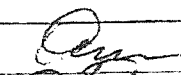
P.O. BOX 1329 · KILLEEN, TEXAS 76540-1329 · 254.501.7630 · 254.501.7628 FAX
 WWW.KILLEENTEXAS.GOV

Our neighbors at 8907 Viewpark Lane requested to buy the lot so they could make it into parking when they have Bible study but they were told the lot "Had to have a house on it" and they could not buy it. I would not have bought the house with a front bedroom if I knew a road was going to be built off

the street from my house. We have many small children ~~in~~ that live in the cul-de-sac and play near the road. Those of us that live in the cul-de-sac are vigilant to watch for them when moving vehicles. People that do not live in the cul-de-sac will not be as vigilant and a child could be injured or killed.

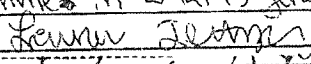
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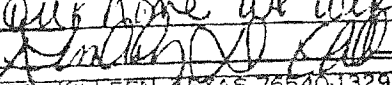
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YOUR NAME: Roman Gorlov	PHONE NUMBER: 254 300 8008
CURRENT ADDRESS: 7300 E Trimmer RD Killeen TX 76542	
ADDRESS OF PROPERTY OWNED: 7300 E Trimmer Rd Killeen TX 76542	
"A" to PUD w/"R-1"	
COMMENTS: I am protesting this rezoning. We barely have any green areas, too many houses are built last few years no parks. E Trimmer Rd has too much traffic and is all beaten up. I have concerns about pollution, noise and crime.	
RECEIVED	
SIGNATURE: 	APR 01 2019 SPO #Z19-04/ 25

P.O. BOX 1329 KILLEEN, TEXAS 76540-1329 PLANNING 254.501.7630 254.501.7628 FAX
WWW.KILLEENTEXAS.GOV

CUT HERE

YOUR NAME: Lauren Fettinger	PHONE NUMBER: 203 240 7084
CURRENT ADDRESS: 9607 Shinnik Drive	RECEIVED
ADDRESS OF PROPERTY OWNED: 9607 Shinnik Drive	MAR 29 2019
"A" to PUD w/"R-1" Opposed	
COMMENTS: Concerned about further spread of urban center to this area of Killeen. Concerned about increased traffic in family neighborhoods. Emergency personnel will not have proper access to homes. New development will obscure the current view. Property value will plummet. This will again lead to increased crime in what is generally a safe area of Killeen. Terrible idea by the city!! Strongly opposed!	
PLANNING	
SIGNATURE: 	SPO #Z19-04/ 057

YOUR NAME: Kimberly Rodney Chiles	PHONE NUMBER: 808 443-1572
CURRENT ADDRESS: 8910 Viewpark Lane, Killeen, TX 76542	
ADDRESS OF PROPERTY OWNED: 8910 Viewpark Lane, Killeen TX 76542	
"A" to PUD w/"R-1"	
COMMENTS: We don't want an additional 500 homes built. We live at the very end of Viewpark and traffic coming in and out of Urwell Ranch is difficult. They will be adding school construction and then school students and faculty. When we purchased our home we were told there would be	
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SIGNATURE: 	SPO #Z19-04/ 022

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no other construction behind us. I really appreciate being lied to!!!

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CUT HERE	
YOUR NAME:	I samary and James Banks
PHONE NUMBER:	(254) 383-5428
CURRENT ADDRESS:	
ADDRESS OF PROPERTY OWNED:	
"A" to PUD w/"R-1"	
COMMENTS:	My husband and I oppose this request.
	We believe that adding this many homes to the Chaparral area, at this time, will be detrimental to the current residents quality of life.
	We need adequate infrastructure in place before" ->
SIGNATURE:	Samary Banks
	SPO #Z19-04/ 61

We should even consider 500 new homes in this area, on top of the 1,000 homes proposed for Turnbow (sp) Ranch.

Not to mention, more first responders will be needed to support a community this size. We hope you do the right thing for your citizens!

Respectfully
 Samary Banks

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YOUR NAME: DOM + JULIA STATUTO	PHONE NUMBER: 254-392-3818
CURRENT ADDRESS: 8900 VIEWPARK LN KILLEEN TX	
ADDRESS OF PROPERTY OWNED:	
"A" to PUD w/"R-1"	
COMMENTS: We purchased the home in a cul-de-sac as we begin our family. We were told the lot that is now slated to be a street would be a single family home. We are concerned about the traffic and safety of our future children and the multiple children already in our cul-de-sac. The addition of the street would eliminate our cul-de-sac and funnel high traffic directed from the new homes and high school up the street.	
SIGNATURE: <i>Julia Statuto</i>	SPO #Z19-04/ 63

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YOUR NAME: Terence Hill	PHONE NUMBER: 706-755-4096
CURRENT ADDRESS: 8923 Viewpark Ln Killeen, TX 76542	
ADDRESS OF PROPERTY OWNED: 8923 Viewpark Ln Killeen, TX 76542	
"A" to PUD w/"R-1"	
COMMENTS: I oppose	
SIGNATURE: <i>Terence Hill</i>	
SPO #Z19-04/ 75	

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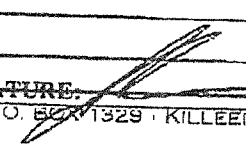
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YOUR NAME: MARVIN MARK	PHONE NUMBER:
CURRENT ADDRESS: 8915 Viewpark Lane, Killeen TX 76542	
ADDRESS OF PROPERTY OWNED: 8915 Viewpark Lane Killeen TX 76542	
"A" to PUD w/"R-1"	
COMMENTS: I Am in opposition to the rezoning of the identified 47.92 Acres of the J.D. Allcorn Survey where a significant portion of that land resides directly behind my current residence. My decision to purchase and build my home in this area at this current location was due to the fact the land behind my property was categorized as an agricultural district.	
SIGNATURE: <i>Marvin Mark</i>	SPO #Z19-04/ 126

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YOUR NAME: Johnny Perkins	PHONE NUMBER: 254-799-3958
CURRENT ADDRESS: 1350 Rusack Dr. Killeen TX 76542	
ADDRESS OF PROPERTY OWNED: 3502 Rusack Dr. Killeen TX 76542	
"A" to PUD w/"R-1" PUD	
COMMENTS: I oppose this proposal	RECEIVED
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	PLANNING
SIGNATURE: 	SPO #Z19-04/166

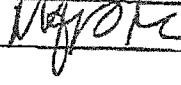
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YOUR NAME: Lenlynn B. Flores	PHONE NUMBER: (210) 410-6163
CURRENT ADDRESS: 5049 Yorkchester Dr. Fayetteville, NC 28314	
ADDRESS OF PROPERTY OWNED: 9308 Bowfield Dr. Killeen, TX 76542	
"A" to PUD w/"R-1"	
COMMENTS: I OPPOSE THIS PROPOSAL	RECEIVED
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	PLANNING
SIGNATURE: 	SPO #Z19-04/159

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YOUR NAME: Melanie Foster	PHONE NUMBER: (253) 2722330
CURRENT ADDRESS: 3712 Castleton Dr	
ADDRESS OF PROPERTY OWNED: 3712 Castleton Dr	
"A" to PUD w/"R-1"	
COMMENTS: Opposition of "A" to PUD w/ "R-1" Some reasons include but are not limited to: city infrastructure (roadways, utilities, emergency services), Killeen ISD overcrowding, pain points (noise, traffic congestion), and views. A smaller community w/ agricultural setting is	
SIGNATURE: 	SPO #Z19-04/04

into Yowell Ranch.

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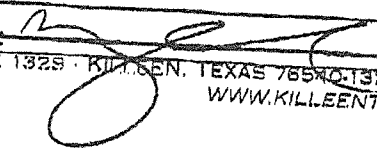
YOUR NAME: Mahnaz Patterson PHONE NUMBER: 254 247 9999

CURRENT ADDRESS: 9714 Shimla Dr. Killeen, TX 76542

ADDRESS OF PROPERTY OWNED: 9714 Shimla Dr. Killeen, TX 76542

"A" to PUD w/"R-1"

COMMENTS: I oppose this request strongly. It will deteriorate our community with overbuilding, increase traffic, decrease the quality of living with over amenities, and destroy the exact reason we bought this property!!! The beautiful view and wildlife!

SIGNATURE: 

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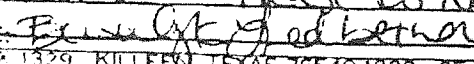
YOUR NAME: Beverly Ledbetter PHONE NUMBER: 254 423 1822

CURRENT ADDRESS: 9609 Shimla Dr. Killeen TX 76542

ADDRESS OF PROPERTY OWNED: 9609 Shimla Dr.

"A" to PUD w/"R-1"

COMMENTS: I oppose this planning + development. The roads will not support the extra traffic/population increase. The current amenities such as pool/splash pad/basketball courts can not serve the population increase of 500 more homes. Please Do Not approve this development.

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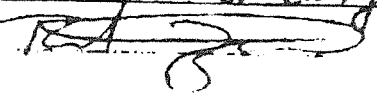
YOUR NAME: Richard Ziedenburg PHONE NUMBER: 254 220 8382

CURRENT ADDRESS: 3623 Aubree Katherine dr.

ADDRESS OF PROPERTY OWNED: 3623 Aubree Katherine dr.

"A" to PUD w/"R-1"

COMMENTS: The development of New Properties would impact traffic, pollution, Waste Management, HISD school systems, over crowded schools, Not Enough teachers or Buses. New generation will be impacted by loss of learning. Streets already pose risk to rescue services, this could prove trouble if there's a house fire or someone in trouble or dying.

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YOUR NAME: Christopher Cole PHONE NUMBER: 719-219-1696

CURRENT ADDRESS: 3507 Mulmiston Rd Killen, TX 76542

ADDRESS OF PROPERTY OWNED: 3507 Mulmiston Rd Killen, TX 76542

"A" to PUD w/"R-1"

COMMENTS: **OBJECTION**

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SIGNATURE: Christopher Cole #ED 38 SPO #Z19-04/100

KILLEN, TEXAS 76542-1330 254 501 7630 765-501 7628 FAX

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YOUR NAME: Melisse Brando PHONE NUMBER: 254-432-1051

CURRENT ADDRESS: 3513 Kusch D.

ADDRESS OF PROPERTY OWNED: Melisse Brando / Jon C. Brando

"A" to PUD w/"R-1"

COMMENTS: Oppose

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SIGNATURE: Melisse Brando #075 SPO #Z19-04/109

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YOUR NAME: Newton, Angelo PHONE NUMBER: 254 203 8385

CURRENT ADDRESS:

ADDRESS OF PROPERTY OWNED:

"A" to PUD w/"R-1"

COMMENTS: I oppose this!

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SIGNATURE: Angelo Newton #05 SPO #Z19-04/109

YOUR NAME:	Michelle of Conlar Sanders	PHONE NUMBER:	254-461-0168
CURRENT ADDRESS:	3409 Castleton M.		
ADDRESS OF PROPERTY OWNED:	Same.		
"A" to PUD w/"R-1"			
COMMENTS:	I oppose this!!		
		RECEIVED	
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		PLANNING	
SIGNATURE:	Conlar Sanders #179	SPO #Z19-04169	

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YOUR NAME:	Joey R. Sancedo	PHONE NUMBER:	210-834-0791
CURRENT ADDRESS:	3019 Lacey Blossom Ct Richmond, TX 77406		
ADDRESS OF PROPERTY OWNED:	8901 Viewpark Lane Killen, TX 76542		
"A" to PUD w/"R-1"			
COMMENTS:	I oppose this proposal.		
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		PLANNING	
SIGNATURE:	#184	SPO #Z19-04100	

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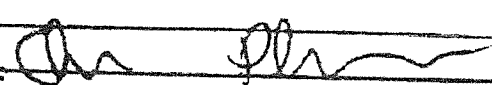
YOUR NAME:	Sherlynn Burkett	PHONE NUMBER:	(214) 276-1008
CURRENT ADDRESS:	8908 Viewpark Killen, TX 76542		
ADDRESS OF PROPERTY OWNED:	8908 Viewpark Killen		
"A" to PUD w/"R-1"			
COMMENTS:	I oppose we have children that play outside daily. We built because this is not accessible for traffic and we believe in kids playing outside.		
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		PLANNING	
SIGNATURE:	Sherlynn Burkett #019	SPO #Z19-04100	

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YOUR NAME: Christie Plemons PHONE NUMBER: 2543343781
 CURRENT ADDRESS: 3505 Rusack Dr.
 ADDRESS OF PROPERTY OWNED: 3505 Rusack Dr.
 "A" to PUD w/"R-1"

COMMENTS:
I oppose this request.

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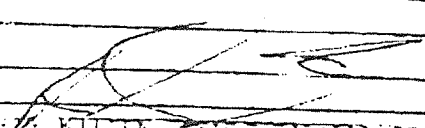
SIGNATURE: 

PO BOX 1329 · KILLEEN, TEXAS 76541-0329 254 501 7050 254 501 7026 FAX
 SPO #219-04 / 05

YOUR NAME: Russ Howald PHONE NUMBER: 254-742-0650
 CURRENT ADDRESS: 8927 View Park Dr
 ADDRESS OF PROPERTY OWNED: 8927 View Park Dr
 "A" to PUD w/"R-1"

COMMENTS: I oppose this proposal

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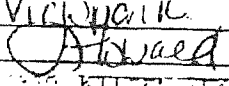
SIGNATURE: 

KILLEEN, TEXAS 76541-0329 254 501 7050 254 501 7026 FAX
 SPO #219-04 / 05

YOUR NAME: Susan Howald PHONE NUMBER: 423-8157
 CURRENT ADDRESS: 8927 Viewpark Ln Killeen 76542
 ADDRESS OF PROPERTY OWNED: 8927 Viewpark Ln Killeen 76542
 "A" to PUD w/"R-1"

COMMENTS: I oppose this proposal due to lack of adequate access to these homes for emergency services, the added traffic through residential homes to access outside roads. There is a proposed street on a current vacant residential lot that will destroy the culdesac and reduce value on Viewpark.

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SIGNATURE: 

KILLEEN, TEXAS 76541-0329 254 501 7050 254 501 7026 FAX
 SPO #219-04 / 05

PLANNING

Please see attached opposition to rezoning the land next to Yowell Ranch in Killeen Texas.

Thank you
Adam Hebert

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PLANNING

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YOUR NAME: <u>ADAM HEBERT</u>	PHONE NUMBER: <u>774 292 2308</u>
CURRENT ADDRESS: <u>17 Holbrook St. Norfolk, MA 02050</u>	
ADDRESS OF PROPERTY OWNED: <u>1017 SHIMADA DR. KILLEEN TX 76542</u>	
"A" to PUD w/"R-1"	
COMMENTS: <u>I strongly oppose to re-zone the land. As a owner of a home in Yowell Ranch, the re zone will hinder the quality of the neighborhood and the current residents who reside there. It will cause unnecessary traffic and congestion causing more issues with roads and traffic violation.</u>	
SIGNATURE: <u>Adam Hebert</u>	SPO #Z19-04/593

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YOUR NAME: <u>Amanda Rahimian</u>	PHONE NUMBER: <u>541-556-6555</u>
CURRENT ADDRESS: <u>8913 Viewpark Lane, Killeen TX 76542</u>	
ADDRESS OF PROPERTY OWNED: <u>8913 Viewpark Lane, Killeen TX 76542</u>	
"A" to PUD w/"R-1"	
COMMENTS: <u>I oppose this proposal!</u>	
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PLANNING	
SIGNATURE: <u>Amanda Rahimian</u>	SPO #Z19-04/70

-----CUT HERE----- 254.501.7630 · 254.501.7628 FAX

YOUR NAME: <u>Cameron Rahimian</u>	PHONE NUMBER: <u>541-556-4464</u>
CURRENT ADDRESS: <u>8913 Viewpark Ln, Killeen TX 76542</u>	
ADDRESS OF PROPERTY OWNED: <u>8913 Viewpark Ln, Killeen TX 76542</u>	
"A" to PUD w/"R-1"	
COMMENTS: <u>I oppose this proposal</u>	
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SIGNATURE: <u>[Signature]</u>	SPO #Z19-04/170

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YOUR NAME: Alfred Humphrey PHONE NUMBER: 516 491 2840

CURRENT ADDRESS: 3617 Overlook Ct

ADDRESS OF PROPERTY OWNED:

"A" to PUD w/"R-1"

COMMENTS: I oppose this request.

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SIGNATURE: _____ SPO #Z19-04/ 100

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YOUR NAME: HOLLY E. CROW PHONE NUMBER: 813-774-0573

CURRENT ADDRESS: 8935 VIEW PARK DR, KILLEEN, TX 76542

ADDRESS OF PROPERTY OWNED: 8935 VIEWPARK DR, KILLEEN, TX 76542

"A" to PUD w/"R-1"

COMMENTS: " I OPPOSE THIS PROPOSAL."

1. INFRASTRUCTURE IN CITY OF KILLEEN DOES NOT SUPPORT THIS GROWTH; LACK OF ROAD ACCESS, ROAD MAINTENANCE, EMERGENCY SERVICES POSE A SAFETY RISK TO EXISTING RESIDENCE. IN THE IMMEDIATE SCHOOL ZONE CAN NOT SUPPORT THE GROWTH DUE TO SHORTAGE IN COMMUNITY SERVICES AND BUS DRIVERS WHICH CURRENTLY HAVE MAINTAIN A BUS DRIVER SHORTAGE ALL SCHOOL YEAR CAUSING SECONDARY ROUTES TO BE RUN. IN TURN DELAYING STUDENTS RETURN AND PICK-UP TO BE UP TO AN HOUR LATE IMPAIRING THE LIFE AND DEVELOPMENT OF OUR YOUTH AS WELL AS PARTICIPATION IN OTHER EXTRA CURRICULAR EVENTS, A NEGATIVE IMPACT ON THE STUDENTS, FAMILY AND COMMUNITY

SIGNATURE: _____ SPO #Z19-04/ 81

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PLANNING

CURRENT ACCESS ROADS AND CITY INFRASTRUCTURE DO NOT ALLOW FOR MINIMAL SAFETY STANDARD OF LIVING TO BE MET. GROWTH OF MORE RESIDENTIAL AREA IS NOT NEEDED AT THIS TIME AND CAN NOT BE SAFELY MANAGED OR MAINTAINED. COMMUNITY PARKS AND RECREATION OVER CROWDED PUT IN A PARK OR ATHLETIC PARK, SOCCER FIELD BASEBALL PLAYGROUND, HOUSES ARENT IN DEMAND THERE ARE CURRENTLY ~ 538 HOMES OLD & 152 NEW HOME CONSTRUCTIONS IN THE IMMEDIATE AREA OF SITE 10 MILE RADIUS CITY GROWTH LEVELS DO NOT REQUIRE MORE.

SIGNATURE: _____ SPO #Z19-04/ 847

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YOUR NAME: <i>Merio Barrnigal</i>	PHONE NUMBER: <i>9122201166</i>
CURRENT ADDRESS: <i>8909 Viewpark Lane Killeen TX 76542</i>	
ADDRESS OF PROPERTY OWNED: <i>8909 Viewpark Lane</i>	
"A" to PUD w/"R-1"	
COMMENTS:	
<i>I oppose this proposal</i>	
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	MAR 28 2019
SIGNATURE:	SPO #Z19-04/ <i>16B</i> PLANNING

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YOUR NAME: <i>Courtney Barrnigal</i>	PHONE NUMBER: <i>8048521639</i>
CURRENT ADDRESS: <i>8909 Viewpark Lane Killeen TX 76542</i>	
ADDRESS OF PROPERTY OWNED: <i>8909 Viewpark Lane</i>	
"A" to PUD w/"R-1"	
COMMENTS:	
<i>I oppose this proposal</i>	
	RECEIVED
	MAR 28 2019
SIGNATURE:	SPO #Z19-04/ <i>16B</i> PLANNING

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YOUR NAME: Jeffrey Binski PHONE NUMBER: 254-368-5792
 CURRENT ADDRESS: 3715 Castleton Dr.
 ADDRESS OF PROPERTY OWNED: 3715 Castleton Dr.
 "A" to PUD w/"R-1"
 COMMENTS: Oppose. Insufficient infrastructure. Lack of exits/entrances. Traffic. Poor water pressure. Destruction of nature & views. Crowding, noise. Lack of amenities in neighborhood to support population.
 SIGNATURE: [Signature] MAR 29 2019 SPO #Z19-04/ 07

PLANNING

254 501 7630 254 501 7630

YOUR NAME: Christina Pockat PHONE NUMBER: 254-338-0584
 CURRENT ADDRESS: 8911 Viewpark Ln. Killeen, Tx. 76542
 ADDRESS OF PROPERTY OWNED: 8911 Viewpark Ln. Killeen, Tx. 76542
 "A" to PUD w/"R-1"
 COMMENTS: I oppose the rezoning due to the inability for emergency service to safely and quickly access 400 to 500 additional homes via one access point which is not even a main roadway.
 SIGNATURE: Christina Pockat SPO #Z19-04/69

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MAR 29 2019

PLANNING

YOUR NAME: Michael Pockat PHONE NUMBER: 254-338-0584
 CURRENT ADDRESS: 8911 Viewpark Ln. Killeen, Tx 76542
 ADDRESS OF PROPERTY OWNED: 8911 Viewpark Ln. Killeen, Tx 76542
 "A" to PUD w/"R-1"
 COMMENTS: I oppose the rezoning. Construction of these agricultural/flood plains leaves current homes and flood areas subject to further and increasing floods. Once the high school and homes go in, where will this water go?
 SIGNATURE: [Signature] SPO #Z19-04/69

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YOUR NAME: Brian + Samantha Zoscow	PHONE NUMBER:
CURRENT ADDRESS: 3022 Aubree Katherine	
ADDRESS OF PROPERTY OWNED: SAME	
"A" to PUD w/"R-1"	
COMMENTS: OBJECTION roadways, emergency services, schools cannot support growth at this time. I do not support	

SIGNATURE: *[Signature]* SPO #210-04/00
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YOUR NAME: Denise Zavala	PHONE NUMBER: (512) 909.0234
CURRENT ADDRESS: 3501 Malmaison Rd Killeen, Tx 76542	
ADDRESS OF PROPERTY OWNED: Same as current	
"A" to PUD w/"R-1"	
COMMENTS: I oppose	RECEIVED
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	PLANNING

SIGNATURE: *[Signature]* SPO #210-04/00
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YOUR NAME: Victor J. Gomez PHONE NUMBER: (254) 251-0129

CURRENT ADDRESS: 3614 Rusack Drive, Killeen, TX

ADDRESS OF PROPERTY OWNED:

"A" to PUD w/"R-1"

COMMENTS: As a home owner at Yowell Ranch I strongly oppose the request for more property. This area is hindered with the quality of life of most owners and increases the traffic and congestion the community of increase homes to this area will damage the quality of life we enjoy now.

SIGNATURE: [Signature] SPO #219-041 106A

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YOUR NAME: Desmond & Cherwon Matthews PHONE NUMBER: 504 756 6148

CURRENT ADDRESS: 9700 Shimla Dr

ADDRESS OF PROPERTY OWNED: 9700 Shimla Dr

"A" to PUD w/"R-1"

COMMENTS: I strongly oppose this request as the owner of this property. The additional units will greatly disrupt the quality of living in Yowell Ranch with increased traffic, congestion and insufficient roads.

SIGNATURE: [Signature] SPO #219-041 133

CUT HERE

YOUR NAME: Wesley Rivera PHONE NUMBER: (781) 242-1723

CURRENT ADDRESS: 9104 SHIMLA DR. KILLEEN TX, 76542

ADDRESS OF PROPERTY OWNED: 9104 SHIMLA DR. KILLEEN TX, 76542

"A" to PUD w/"R-1"

COMMENTS: I WANT TO EXPRESS MY OPPOSITION TO THE NEW CONSTRUCTION BEHIND MY HOUSE BECAUSE I DECIDED TO ACQUIRE THIS PROPERTY THE BIGGEST REASON WAS THE GREEN AREA AND THE SECURITY THAT I FEEL OF NOT HAVING HOUSES BEHIND US.

SIGNATURE: [Signature] SPO #219-041 145

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YOUR NAME: Chelsea DeMontigny PHONE NUMBER: 254 247 1816
 CURRENT ADDRESS: 3709 Rusack Dr. Killeen, TX 76542
 ADDRESS OF PROPERTY OWNED: 3709 Rusack Dr. Killeen, TX 76542
 "A" to PUD w/"R-1"

COMMENTS: **OBJECTION**

SIGNATURE: Chelsea DeMontigny SPO #Z19-04/105
254-247-1816 FAX 254-247-1816

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YOUR NAME: Kimberly Smith PHONE NUMBER: 8707185372
 CURRENT ADDRESS: 3710 Castleton Dr.
 ADDRESS OF PROPERTY OWNED: 3710 Castleton Dr.
 "A" to PUD w/"R-1"

COMMENTS: I oppose this proposal

SIGNATURE: _____ SPO #Z19-04/169

center and/or
not within the 400'
buffer

YOUR NAME:	Destynee Morris	PHONE NUMBER:	254-466-6113
CURRENT ADDRESS:	5911 Viewpark Lane		
ADDRESS OF PROPERTY OWNED:			
"A" to PUD w/"R-1"			
COMMENTS:	I oppose the rezoning due to the inability for emergency service to safely and quickly access 400-500 additional homes via one access point which is not even a main roadway.		
SIGNATURE:	Destynee L Morris		SPO #Z19-0416-9

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MAR 29 2019
ANNING

CITY HERE:			
YOUR NAME:	Jose Soto	PHONE NUMBER:	409-558-5201
CURRENT ADDRESS:	3513 CASTLETON DR. Killen, Texas 76542		
ADDRESS OF PROPERTY OWNED:	3513 CASTLETON Dr. Killen, Texas 76542		
"A" to PUD w/"R-1"			
COMMENTS:	I oppose the expansion of Phase 5 in Yowell Ranch. There are not enough roadways to handle the increase traffic (2 lanes 1 east, 1 west), there is a lack of emergency personnel to cover development expansions as it stands (shortage of Police/fire/ems). Developer already has a 3700 home development going up and seems to want to saturate the area with homes thus causing overcrowding. What we need are side walks, lighting in our area, more Police (and pay them well so they stay), better roads that can handle all weather and vehicle traffic.		
SIGNATURE:	Jose Soto		01/1/2019

YOUR NAME:	PHILIP D. LEWIS JR.	PHONE NUMBER:	168-224-1211
CURRENT ADDRESS:	3306 CASTLETON DR. KILLEEN, TX 76542		
ADDRESS OF PROPERTY OWNED:	3306 CASTLETON DR KILLEEN, TX 76542		

I am in protest of this new housing development due to inadequate notification. If this development is to be considered a 5th phase of Yowell Ranch then all current residents should have been notified and allowed to voice an opinion or pose questions. I personally question whether additional amenities will be built to better accommodate the increase of population or will our currently strained amenities be further stressed? Will HOA fees increase or decrease with this new housing addition? These are all issue that would affect all current residence of Yowell Ranch no merely the properties bordering the addition.

SIGNATURE:	Philip D Lewis Jr		SPO #Z19-041
P.O. BOX 1529 · KILLEEN, TEXAS 76542-1529 · 254.801.7830 · 254.801.7825 FAX WWW.KILLEEN,TEXAS.GOV			

CUT HERE


YOUR NAME: Dusti Bradford PHONE NUMBER: 817 374 9044

CURRENT ADDRESS: 3577 Addison St Killam

ADDRESS OF PROPERTY OWNED: 3577 Addison St. Killam TX 76847

"A" to PLD w/ R-I

COMMENTS: **OBJECTION** to case # 219-04 proposed zoning

SIGNATURE:  SPO-1219-04

NO. 807 1320 KILLEN TEXAS 76547-1320 254 501 7630 254 501 7628 FAX

WWW.ANTITEXAS.GOV

L.L. HERR

YOUR NAME: JEANETTE BLANCO PHONE NUMBER: 254 423 1857

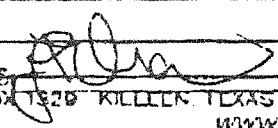
CURRENT ADDRESS: 9004 DUNBLANE DR

ADDRESS OF PROPERTY OWNED: 9004 DUNBLANE DR

"A" to PUD w/R-1"

COMMENTS: I OPPOSE!

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APR 01 2010
PLANNING

SIGNATURE:  SPO #219-04 / 100

PO BOX 1328 KILLEEN TEXAS 76540-1328 254 501 7630 254 501 7628 FAX
WWW.LLHERRTEXAS.GOV

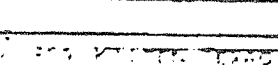
YOUR NAME: Veronica Smith PHONE NUMBER: 254-219-1366

CURRENT ADDRESS: 3524 Addison Street

ADDRESS OF PROPERTY OWNED: 3524 Addison Street

"A" to PUD w/R-1"

COMMENTS: I oppose this zoning as an owner of a property in Youwell Ranch. This will affect my families safety due to the increased traffic in and out of the neighborhood. It will also affect the use of the already limited facilities.

SIGNATURE:  SPO #219-04 / 100

PO BOX 1328 KILLEEN TEXAS 76540-1328 254 501 7630 254 501 7628 FAX
WWW.LLHERRTEXAS.GOV

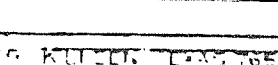
YOUR NAME: Briana Smith PHONE NUMBER: 585-490-3971

CURRENT ADDRESS: 3524 Addison St

ADDRESS OF PROPERTY OWNED: 3524 Addison St

"A" to PUD w/R-1"

COMMENTS: I oppose this zoning as an owner of Youwell Ranch. This will affect my family living here by the increase of traffic, use of pool and park and schooling.

SIGNATURE:  SPO #219-04 / 100

PO BOX 1328 KILLEEN TEXAS 76540-1328 254 501 7630 254 501 7628 FAX

YOUR NAME: Shannon Camp PHONE NUMBER: 662 222-410
CURRENT ADDRESS: 3301 Avenue Katherine D, Killen, TX, 76542
ADDRESS OF PROPERTY OWNED: same as above

COMMENTS: I oppose this proposal.

Shannon Camp

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APR 01 2019
PLANNING

YOUR NAME: Catherine Carter PHONE NUMBER: 662 8577316
CURRENT ADDRESS: 3301 Avenue Katherine D
ADDRESS OF PROPERTY OWNED: 3301 Avenue Katherine D
"A" to PLD or "R-1"

COMMENTS: I oppose this proposal.

Catherine Carter

YOUR NAME: Christina Childs PHONE NUMBER: 8361 8271910
CURRENT ADDRESS: 3711 Castleton Dr. Killen, TX 76542
ADDRESS OF PROPERTY OWNED: 3711 Castleton Dr. Killen, TX 76542
"A" to PLD or "R-1"

COMMENTS: **OBJECTION**

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APR 01 2019
PLANNING

Christina Childs

CITY RECORD

YOUR NAME: Dustin + Mughann Bled **PHONE NUMBER:** 843-441-7149

CURRENT ADDRESS: 5013 Andrew Street Lacey, WA 98503

ADDRESS OF PROPERTY OWNED: 3415 Freymar Dr.

"A" or PUD w/ "R-1"

COMMENTS:
 We oppose the proposed new homes due to increase traffic and the amount of ways to get in and out of the neighborhood has already been an ongoing issue.

SIGNATURE: *Dustin Bled* **SPO #219-04 / 100**

P.O. BOX 1020 · KILLEEN, TEXAS 76540-1020 · 254.501.7626 · 254.501.7628 FAX
 WWW.KILLEENTEXAS.GOV

CITY RECORD

YOUR NAME: Jody & Samantha Price **PHONE NUMBER:** 360-789-3126

CURRENT ADDRESS: 3609 Addison St

ADDRESS OF PROPERTY OWNED: 3609 Addison St

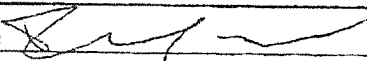
"A" or PUD w/ "R-1"

COMMENTS: We are opposed to the request.

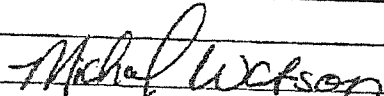
SIGNATURE: *Jody Price Samantha Price* **SPO #219-04 / 100**

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 WWW.KILLEENTEXAS.GOV

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

YOUR NAME: <u>Raymond Jones</u>	PHONE NUMBER: <u>951-446-5744</u>
CURRENT ADDRESS: <u>3710 RUSACK DR</u>	
ADDRESS OF PROPERTY OWNED:	
<u>"A" to PUD w/"R-1"</u>	
COMMENTS: <u>I OPPOSE THE REZONING OF THE AREA</u>	
<u>THAT WILL CREATE TOO ADDITIONAL PROPERTIES.</u>	
SIGNATURE: 	SPO #Z19-04/68

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

YOUR NAME: <u>Michael Watson</u>	PHONE NUMBER:
CURRENT ADDRESS: <u>3714 RUSACK DR</u>	
ADDRESS OF PROPERTY OWNED:	
<u>"A" to PUD w/"R-1"</u>	
COMMENTS: <u>I oppose new development</u>	
SIGNATURE: 	SPO #Z19-04/68

CUT HERE

YOUR NAME: Marlon Coley PHONE NUMBER: 754 701 5633
 CURRENT ADDRESS: 3506 Addison ST Killeen TX 76542
 ADDRESS OF PROPERTY OWNED: _____
 "A" to PUD w/"R-1"

COMMENTS: **OBJECTION** I object
 To Phase 5

SIGNATURE: _____ SPO #219-04

CUT HERE

YOUR NAME: Michael Loroff PHONE NUMBER: +915 224 4011/109
 CURRENT ADDRESS: CMR 454 Box 2793 APO AE 09250
 ADDRESS OF PROPERTY OWNED: 3202 Criddlewood Dr
 "A" to PUD w/"R-1"

COMMENTS: I oppose this proposition

SIGNATURE: _____ SPO #219-04

CUT HERE

YOUR NAME: Mary Ellen Bond PHONE NUMBER: 254 226 8263
 CURRENT ADDRESS: 3608 Castleton Dr Killeen, TX 76542
 ADDRESS OF PROPERTY OWNED: 3608 Castleton Dr. Killeen, TX 76542
 "A" to PUD w/"R-1"

COMMENTS: **OBJECTION**

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 APR 01 2019
 PLANNING

SIGNATURE: Mary Ellen Bond SPO #219-04

CUT HERE

YOUR NAME: RASHID RAUF PHONE NUMBER: 912 224 5974

CURRENT ADDRESS: 9702 RAEBURN CT., KILLEEN, TX 76542

ADDRESS OF PROPERTY OWNED: SAME

"A" TO PUD w/"R-1"

COMMENTS: I oppose the construction of 500 new homes without adding more facilities for the existing and new homes to include another swimming pool and a basket ball court and a gym. Access roads needs traffic lights and be widened, also need side walks and a children play area.

RECEIVED

26 MAR 2019

KILLEEN TEXAS 76542-5017000 520 #219-04 MAR 29 2019 WWW.KILLEENTEXAS.GOV

PLANNING

CUT HERE

YOUR NAME: Kenneth Billard PHONE NUMBER: 254 217-5259

CURRENT ADDRESS: 8911 Viewpark Lane Killeen TX 76542

ADDRESS OF PROPERTY OWNED: W/A

"A" to PUD w/"R-1"

COMMENTS: I oppose these plans because construction of these agricultural / flood plains leaves current homes / flood areas subject to more flooding. emergency personnel cannot service 400-500 more homes through 1-3 residential access points alone. Not efficiently.

SIGNATURE: Kenneth Billard by POA Kimbelle A. Morris SPO #Z19-04168

RECEIVED
MAR 29 2019
PLANNING

CUT HERE

YOUR NAME: Kimbelle Morris PHONE NUMBER: 254 338-8765

CURRENT ADDRESS: 8911 Viewpark Lane Killeen TX 76542

ADDRESS OF PROPERTY OWNED: Same

"A" to PUD w/"R-1"

COMMENTS: I oppose these plans due to the fact that emergency personnel cannot service another 400-500 homes efficiently. Inability for Killeen infrastructure, to include water/water pressure, to sustain 400-500 more homes. construction of these agricultural / flood ~~plains~~ leaves current homes / flood areas subject to more flooding. once the High School / Homes are up, where will this water go?

SIGNATURE: Kimbelle Morris SPO #Z19-04168

RECEIVED
MAR 29 2019
PLANNING

CUT HERE

YOUR NAME: Christopher Morris PHONE NUMBER: 254-338-6860

CURRENT ADDRESS: 8911 ViewPark Lane Killeen TX 76542

ADDRESS OF PROPERTY OWNED: Same

"A" to PUD w/"R-1"

COMMENTS: I oppose the rezoning plan for many reasons. There will be an increase in traffic w/ far from adequate access to the new residential area as well as increased traffic on ~~Chaparral~~ Chaparral Rd due to the new high school. I expect that accidents will increase as well as the higher concern for public safety for children & pedestrians.

SIGNATURE: Christopher J Morris SPO #Z19-04168

RECEIVED
MAR 29 2019
PLANNING

Tony McIlwain

From: Elizabeth Jagodzinski <lizzyprescott81@hotmail.com>
Sent: Friday, March 29, 2019 10:33 AM
To: Tony McIlwain
Subject: Re: Yowell Ranch

Thank you, Tony!

After looking at this plan, I see that the developer was not 100% truthful in his intentions with this new phase when we met on Wednesday. He told me that the lot next to me would not be a roadway unless requested by the City of Killeen. According to this image, it is already in the proposal.

Another big issue that I have with this proposal is that there is no safe walking path to and from the high school. If an addition were to be added prior to the expansion of Chaparral rd with sidewalks, we need a walking path so that parents and students will be encouraged to safely walk to school on a designated path to avoid students on the streets and an increase in car traffic because of the lack of pedestrian safety. Without walking paths, imagine the car traffic on Chaparral rd with the increase in homes!

I have attached a layout of my ideas on a walking path that should be added in between phase 4 and 5 if this proposal were to pass. Most of this walking path is already there, we just need to add to it so that it connects to the future school. I would prefer the lot next to me to be a home, but I would be okay with a walking path in that lot).

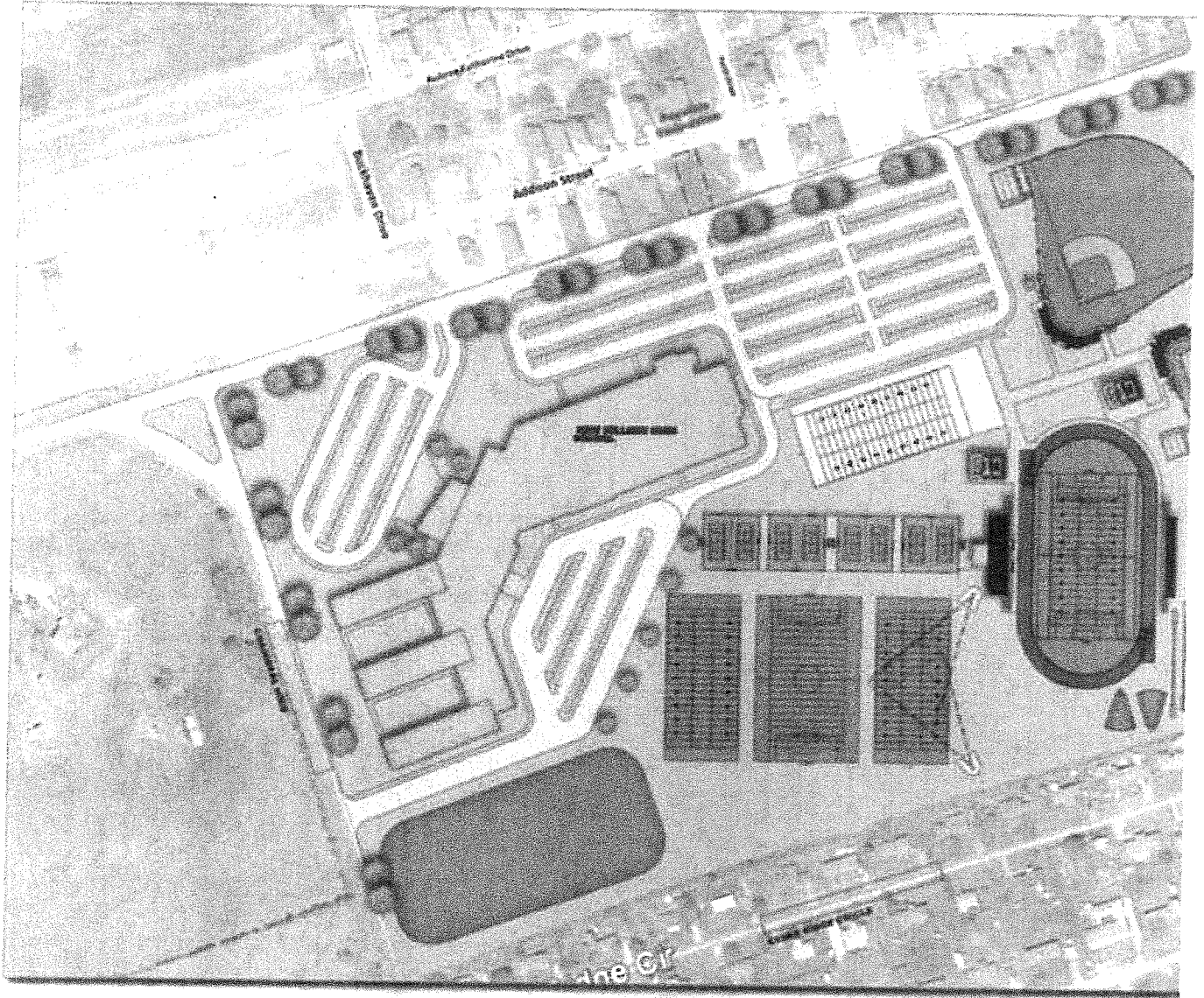
Let me know what you think!

Elizabeth

CUT HERE

YOUR NAME: Elizabeth Jagodzinski	PHONE NUMBER: (410)903-0987
CURRENT ADDRESS: 8903 Viewpark Lane	
ADDRESS OF PROPERTY OWNED: 9301 Devonshire Ct (Yowell Ranch)	
"A" to PUD w/"R-1"	
COMMENTS: I strongly oppose this request as the owner of this rental property in Yowell Ranch. This will hinder the quality of living in Yowell Ranch for my renters who would have to deal with increased traffic/congestion and damaged/insufficient roads.	
RECEIVED	
SIGNATURE: Elizabeth Jagodzinski	MAR 30 2019
	SPO #Z19-04/ 05

"A" to PUD w/"R-1"	PLANNING 76540-7329 254.501.7630 · 254.501.7628 FAX
COMMENTS: I strongly oppose this request! We need to build the schools planned, expand Chaparral Road, and fund Emergency Services first! We already have Turnbo Ranch and Heritage Oaks going up soon, that is more than enough! Please do not add more at this time.	
SIGNATURE: Elizabeth Jagodzinski	SPO #Z19-04/ 05



From: Tony McIlwain <tmcilwain@killeentexas.gov>

Sent: Friday, March 29, 2019 9:44 AM

To: lizzyprescott81@hotmail.com

Subject: Yowell Ranch

Hello Ms. Prescott,

Thank you for your call. I am providing you with the information that you requested. You may contact me at your convenience for any questions that you may have.

Thanks,

Tony D. McIlwain, AICP, CFM

Assistant Director

Planning and Development Services Department

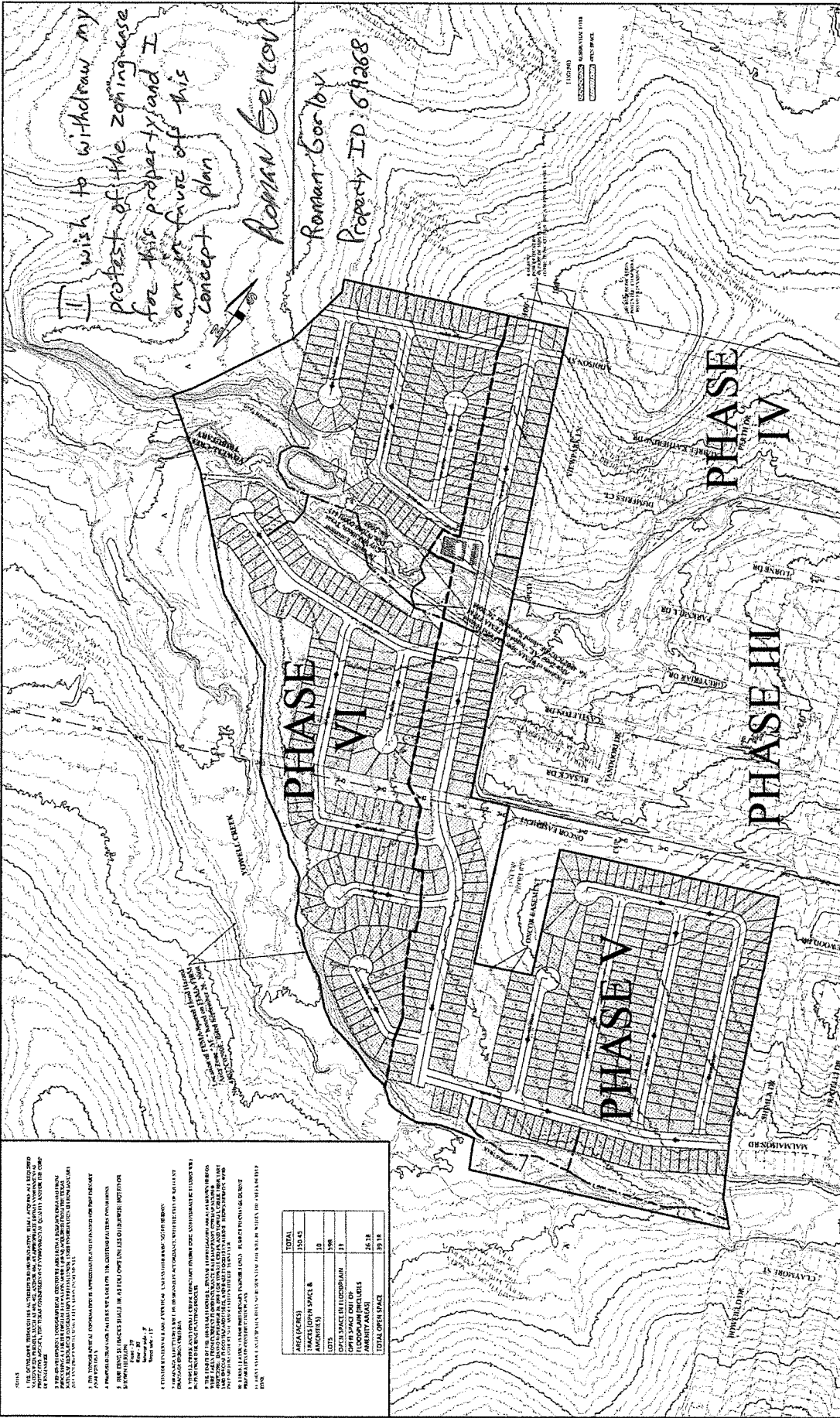
200 E. Ave. D, Killeen, Texas 7640

Ph: 254-501-7633

Fax: 254-501-7628

Cell: 254-290-9277

E-mail: tmcilwain@killeentexas.gov



NOTES:

1. THIS CONCEPT PLAN IS A PRELIMINARY PLAN AND IS NOT A FINAL PLAN. THE FINAL PLAN SHALL BE SUBMITTED TO THE CITY OF KILLEEN FOR REVIEW AND APPROVAL. THE CITY OF KILLEEN SHALL HAVE THE FINAL SAY IN THE MATTER.
2. THE CITY OF KILLEEN SHALL BE RESPONSIBLE FOR THE UTILITY AND WATER SERVICE TO THE PROPERTY. THE UTILITY AND WATER SERVICE SHALL BE PROVIDED BY THE CITY OF KILLEEN.
3. THE CITY OF KILLEEN SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC ROADS AND STREETS. THE MAINTENANCE OF THE PUBLIC ROADS AND STREETS SHALL BE PROVIDED BY THE CITY OF KILLEEN.
4. THE CITY OF KILLEEN SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC UTILITIES. THE MAINTENANCE OF THE PUBLIC UTILITIES SHALL BE PROVIDED BY THE CITY OF KILLEEN.
5. THE CITY OF KILLEEN SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC SERVICES. THE MAINTENANCE OF THE PUBLIC SERVICES SHALL BE PROVIDED BY THE CITY OF KILLEEN.
6. THE CITY OF KILLEEN SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC SAFETY. THE MAINTENANCE OF THE PUBLIC SAFETY SHALL BE PROVIDED BY THE CITY OF KILLEEN.
7. THE CITY OF KILLEEN SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC HEALTH. THE MAINTENANCE OF THE PUBLIC HEALTH SHALL BE PROVIDED BY THE CITY OF KILLEEN.
8. THE CITY OF KILLEEN SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC WELFARE. THE MAINTENANCE OF THE PUBLIC WELFARE SHALL BE PROVIDED BY THE CITY OF KILLEEN.
9. THE CITY OF KILLEEN SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC ORDER. THE MAINTENANCE OF THE PUBLIC ORDER SHALL BE PROVIDED BY THE CITY OF KILLEEN.
10. THE CITY OF KILLEEN SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PUBLIC MORALS. THE MAINTENANCE OF THE PUBLIC MORALS SHALL BE PROVIDED BY THE CITY OF KILLEEN.

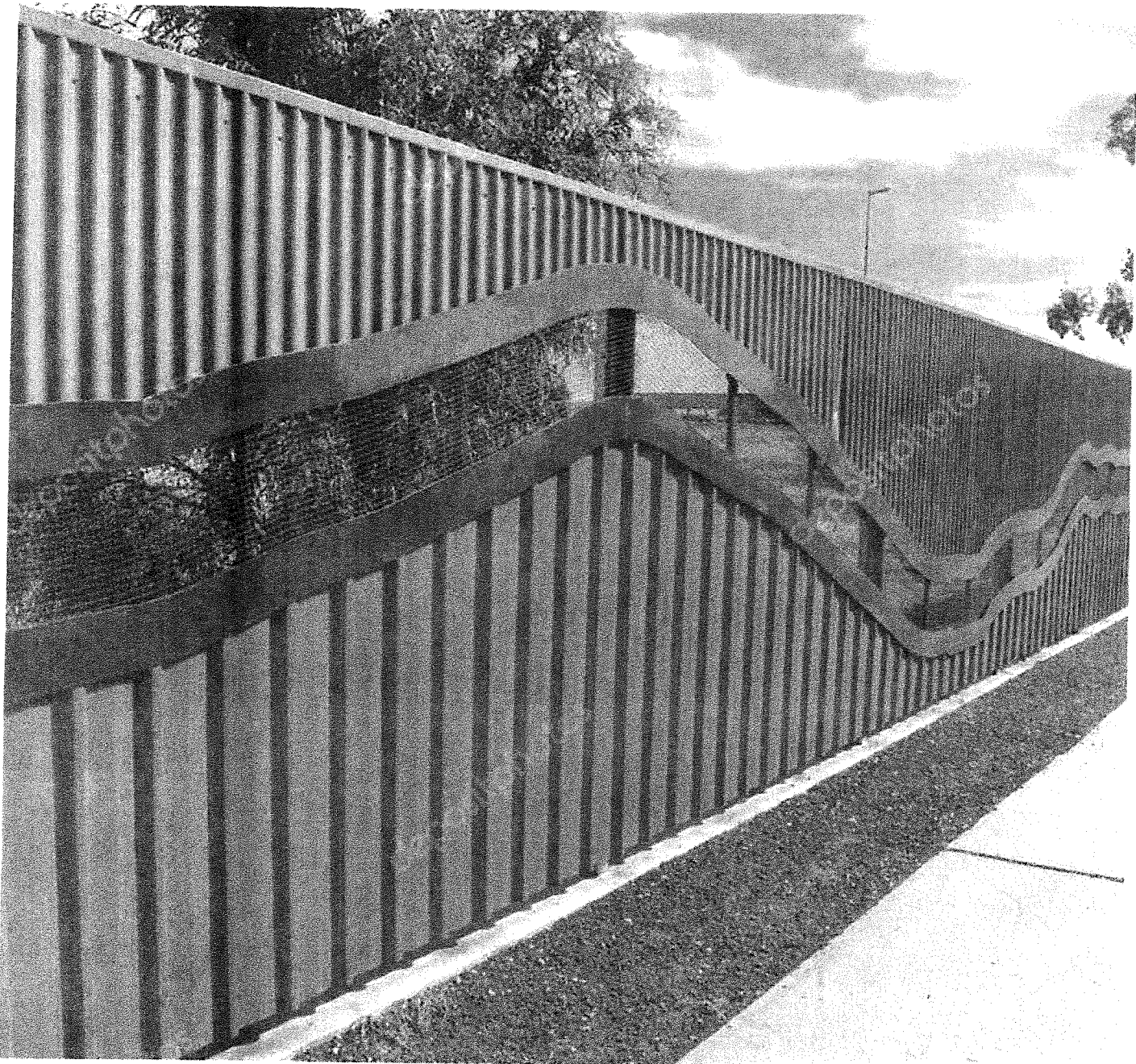
DESCRIPTION	TOTAL
ACRES (GROSS)	220.52
TRACES (OPEN SPACE & AMBITIES)	10
LOTS	1508
OPEN SPACE IN DEVELOPMENT	17
AMBITIES (TOTAL)	26.18
TOTAL OPEN SPACE	19.18

Yaligo, LLC
 10000 N. 100th St.
 Dallas, TX 75243
 P.O. Box 10000
 Dallas, TX 75243
 972-440-1000
 972-440-1000

SITE CONCEPT PLAN OVERVIEW
YOWELL RANCH PHASE V & VI
CITY OF KILLEEN, BELL COUNTY, TEXAS



NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY PLAN	10/1/2011	YALIGO, LLC
2	FINAL PLAN	10/1/2011	YALIGO, LLC
3	CONCEPT PLAN	10/1/2011	YALIGO, LLC
4	CONCEPT PLAN	10/1/2011	YALIGO, LLC
5	CONCEPT PLAN	10/1/2011	YALIGO, LLC
6	CONCEPT PLAN	10/1/2011	YALIGO, LLC
7	CONCEPT PLAN	10/1/2011	YALIGO, LLC
8	CONCEPT PLAN	10/1/2011	YALIGO, LLC
9	CONCEPT PLAN	10/1/2011	YALIGO, LLC
10	CONCEPT PLAN	10/1/2011	YALIGO, LLC

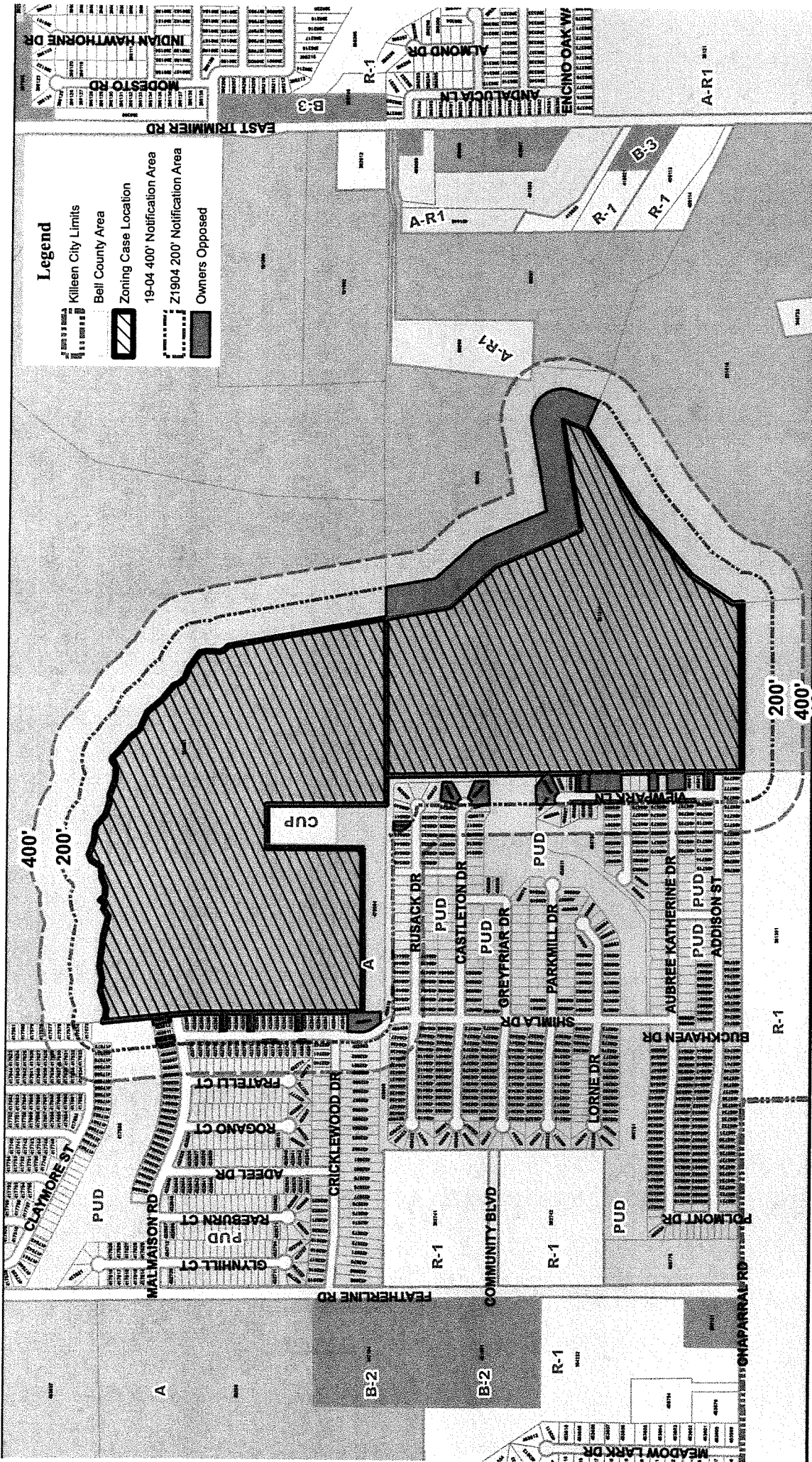


Castleton Dr

Greyfriar Dr

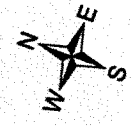
Parkmill Dr





Legend

- Killeen City Limits
- Bell County Area
- Zoning Case Location
- 19-04 400' Notification Area
- Z1904 200' Notification Area
- Owners Opposed



Zoning Notification Plan
Case: Z2019-04
 Council District: 3
 FROM: AGRICULTURAL TO PUD
 1 inch = 899 feet

ZONING CHANGE MAP

37 PROPERTY OWNERS OPPOSED
 34 PROPERTY OWNERS OPPOSED WITHIN 200'
 20.47% Opposition

Subject Property Legal Description: 77.92 acres out of the J. D. Allcorn Survey, Abstract No. 25 and approximately 91.08 acres out of the S D Carothers Survey, Abstract No. 177 and the M. J. Pleasant Survey, Abstract No. 652

CITY COUNCIL MEMORANDUM FOR ORDINANCE

DATE: May 21, 2019

TO: Ronald L. Olson, City Manager

FROM: Dr. Ray Shanaa, Exec. Dir. Of Planning and Development Services

SUBJECT: Zoning Case #Z19-04 "A" (Agricultural District) to Planned Unit Development (P.U.D.) with "R-1" (Single-Family Residential District) uses.

Background and Findings:

This request is 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 rezone approximately 169 acres out of the J.D. Allcorn Survey, Abstract No. 25, the S.D. Carothers Survey, Abstract No. 177 and the M.J. Pleasant Survey, Abstract No. 652, from "A" (Agricultural District) to a Planned Unit Development (P.U.D.) with "R-1" (Single-Family Residential District) uses. The applicant has proposed a revised Planned Unit Development concept plan, which would include 598 single-family lots on 150.45 acres of land, which is approximately 20 acres less than the originally submitted by the applicant. The submitted P.U.D. concept plan illustrates a residential density amount of approximately 4.83 dwelling units per net (exclusive of rights-of-way) acre.

District Descriptions:

A Planned Unit Development (P.U.D.) 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 P.U.D. 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 P.U.D. designation, the entire parcel must be assigned one or more standard zoning district classifications. However, the added P.U.D. 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 procedure for requesting, processing, and approving a P.U.D. classification shall conform to those procedures prescribed for requesting a zoning change. The development regulations which the developer desires to have approved for the proposed P.U.D. will be submitted concurrent with the requested zoning change for a P.U.D. classification. Development plats

shall not be submitted until approval action on the P.U.D. classification has been taken by the City council.

P.U.D. review: The Planning and Zoning commission will assess the impacts the proposed P.U.D. will have on planning goals, utilities, emergency services, traffic, and all properties adjoining and likely to be influenced by the proposed P.U.D. development. The City shall comply with the notification, public notice, and public hearing requirements mandated for changes in zoning districts. The Planning and Zoning Commission shall make recommendations regarding approval/denial, development regulations, and any mitigating conditions required of the P.U.D. classification to the City Council. The City Council may approve/disapprove the P.U.D. classification, modify any requested development regulations, and impose any conditions relative to the development of the P.U.D.. Unless otherwise stipulated, such conditions shall be complied with before any permit shall be issued for the construction of any structure within the P.U.D..

Assessment criteria: Each proposed P.U.D. development shall be reviewed to determine the compatibility of the development with surrounding land uses and the compatibility of the land uses within the development. No P.U.D. shall be approved if it is found that the proposed development:

- (1) Does not conform with applicable regulations and standards established by this article;
- (2) Is not compatible with existing or permitted uses on abutting sites, in terms of use, building height, setbacks and open spaces, landscaping, drainage, or access and traffic circulation;
- (3) Potentially create unfavorable effects or impacts on other existing or permitted uses on abutting sites that cannot mitigated by imposed conditions, screening, or other provision of this section;
- (4) Adversely affects the safety and convenience of vehicular and pedestrian circulation and parking in the vicinity, including traffic reasonably expected to be generated by the proposed use and other uses anticipated considering existing zoning and land uses in the area;
- (5) Fails to reasonably protect persons and property from infrastructure failure, erosion, flood or water damage, fire, odors, dust, noise, fumes, vibrations, glare, and similar hazards or impacts;
- (6) Adversely affects emergency access, traffic control, or adjacent properties by inappropriate infrastructure standards, location, access, lighting, or type of signs; or
- (7) Will be detrimental to the public health, safety and welfare, or injurious to property or improvements in the vicinity, for reasons specifically articulated by the Planning and Zoning Commission or the City Council.

Property Specifics:

Applicant / Property Owner: WBW Development and WBW Single Land Investment, L.L.C. - Series 110

Property Location: The property is generally located on the east side of Yowell Ranch Phases Two and Three.

Legal Description: Roughly 150 acres out of the J.D. Allcorn Survey, Abstract No. 25, the S.D. Carothers Survey, Abstract No. 177 and the M.J. Pleasant Survey, Abstract No. 652

Zoning/ Plat Case History:

- The property has retained its initial "A" (Agricultural District) zoning. The property is not platted.

Surrounding Land Uses:

Direction	Zoning District	Land Use
North	"A"	Vacant
South	"A"	Vacant
East	"A"	Homestead Properties
West	"P.U.D." w/ "R-1" uses	Single-Family Residential

Existing Land Use(s) on the Property: The property is undeveloped.

Historic Properties: None.

Community Infrastructure and Environmental Assessment:

Water, Sewer and Drainage Services:

Provider: City of Killeen

Within Service Area: Yes

Feasibility Study or Service Commitment: Water, sanitary sewer and drainage utility services are located within the City of Killeen municipal utility service area and available to the subject tract.

Transportation:

Existing conditions: The property is located east of Yowell Ranch Phases Two and Three and is impacted by a designated north-south collector on the City's adopted Thoroughfare Plan.

Proposed Improvements: The applicant has included the proposed north-south collector within the proposed P.U.D. concept plan.

Traffic generation: An estimated 5,980 daily vehicle trips is projected for this development.

Environmental Assessment:

Portions of the P.U.D. lie within a FEMA regulatory Special Flood Hazard Area (SFHA). While there is not currently a floodway designated in this SFHA, there are wetlands (a mixture of riverine and Freshwater Forested/Shrub) identified within this addition. The SFHA and the reported wetlands both fall within 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.

At the time of development the current drainage design manual, post construction requirements, and infrastructure design and development standards will be applicable to this site. The property owner and his agents are cautioned that unknown or unforeseen site conditions may require remedial action to provide safe and adequate water, sewer, or drainage service to the property. Further, City of Killeen development regulations require that capacity analyses related to development of the property are the sole responsibility of the owner. The owner or his agents, acting as the permit applicant for the subject property, shall coordinate tie in to all publicly dedicated infrastructure with the Public Works Department.

Land Use Analysis:

Future Land Use Map: 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 services are 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.

Consistency: The submitted P.U.D. request is not consistent with the FLUM of the Comprehensive Plan. However, the applicant has submitted a concurrent FLUM amendment request.

Public Notification: Staff notified two hundred and twenty (220) surrounding property owners within 400 feet of the subject property regarding this request. Staff has received 62 responses, including 3 responses in support, 59 in opposition, with 34 protests from within the 200' notification boundary. The protests amount to 20.47% opposition, and approval of the applicant's request will require a 3/4 affirmative vote of the City Council.

THE ALTERNATIVES CONSIDERED:

The City Council may approve or disapprove the applicant's rezone request, approve the request with additional P.U.D. conditions, or approve a more restrictive baseline residential zoning district.

Which alternative is recommended?

Staff recommends disapproval of the PUD request.

Why?

- The PUD proposal illustrates 598 lots, which will generate 5,980 vehicle trips per day at full build-out. The PUD concept plan proposes no connectivity to an arterial street (e.g. Stagecoach Road and Chaparral Road), but attempts to facilitate this traffic through Malmaison Road, which is classified as a collector street, and Addison Street, a local neighborhood street. This will greatly reduce the acceptable levels of service standards for these two roadways.
- The PUD standards do not provide information regarding required front, side and rear yard required setbacks.
- The proposed linear trailheads located outside of the open space areas appear to be located adjacent to rear and side residential property lines and not completely within easily accessible locations such as adjacent rights-of-ways.
- The PUD concept plan does not graphically account for the north-south roadway extension leading south from the development as recommended by the Planning and Zoning Commission.
- The R-O-W dedication of land assumes that the City will be responsible for the construction (if necessary) of the tie-in with the future realignment of Chaparral Road.

CONFORMITY TO CITY POLICY:

The applicant has submitted the zoning request in accordance with city guidelines.

FINANCIAL IMPACT:

What is the amount of the expenditure in the current fiscal year? For future years?

This zoning request does not involve the expenditure of City funds and no open space areas or amenities will be maintained by the City.

Is this a one-time or recurring expenditure?

This is not applicable.

Is this expenditure budgeted?

This is not applicable.

If not, where will the money come from?

This is not applicable.

Is there a sufficient amount in the budgeted line-item for this expenditure?

This is not applicable.

RECOMMENDATION:

The Planning and Zoning Commission recommended approval of the P.U.D. request (by a vote of 6 to 0) with the following conditions:

- the applicant shall provide an additional 2.5 acres of open space to satisfy the minimum 15% PUD requirement;
- the applicant shall provide a PUD concept plan that graphically illustrates a tie into Chaparral Road; and
- the applicant shall provide the City Council with the PUD concept plan exhibit that was presented to the Planning and Zoning Commission.

DEPARTMENTAL CLEARANCES:

This item has been reviewed by the Planning and Legal staff.

ATTACHED SUPPORTING DOCUMENTS:

Zoning and Notification Area Map
Location map
Minutes
Ordinance
P.U.D. Standards
Concept Plan
Considerations
Responses
Protest Map