

**PLANNING AND ZONING COMMISSION MEETING
FEBRUARY 24, 2014**

**CASE #Z14-02
'A' TO R-2**

HOLD a public hearing and consider a request by Lagan Construction, Inc. to rezone approximately 6.77 acres, part of the Thomas Robinett Survey, Abstract No. 686, from 'A' (Agricultural District) to R-2 (Two-Family Residential District). The property is located on the north-right-of-way of E. Elms Road/Grey Wolves Trail, approximately 150 feet west of Waterproof Drive, Killeen, Texas.

Chairman Frederick requested staff comments.

City Planner, Tony McIlwain, stated that this request for 6.77 acres to be changed from agricultural use to two family use which is R-2 zoning district. The property was annexed into the City, October 19, 1999 and has retained the agricultural designation. This rezoning will act as a buffer for the properties immediately to the east that are zoned R-1. There is a portion of the property to the south that has a commercial zoning. The property is in an area that is designated as 'General Residential' on the Future Land Use Map of the Comprehensive Plan.

Staff notified forty-eight surrounding property owners, no responses were received.

Staff recommended approval of the applicant's zoning request. It is consistent with the Comprehensive Plan and the zoning of adjacent areas.

Commissioner Cooper asked, "Does the future land use map exist?" City Planner McIlwain stated, "Yes it does".

Mr. Kevin Gilbert, 1050 Conder Road, Copperas Cove, was in attendance to represent this request. Mr. Gilbert stated that the R-2 zoning will act as a buffer between the school site on the west and the single family use to the east.

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

Vice Chair Dorroh motioned to recommend approval of this zoning request. Commissioner Steine seconded the motion. The motion passed 7 to 0.

Chairman Frederick stated that this will be forwarded to City Council on March 11, 2014, with a recommendation to approve.