

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
MAY 16, 2016**

**CASE #Z16-07
A-R1 TO B-2**

HOLD a public hearing and consider a request by CPB Investments, Inc. to rezone approximately 3.0831 acres, being part of the T. Robinett Survey, Abstract No. 686, from A-R1 (Agricultural Single-family Residential District) to B-2 (Local Retail District) for a future Texas Department of Public Safety (DPS) office. The property is located along the south-right-of-way of W. Elms Road, approximately 1,100 feet east of Clear Creek Road (S. H. 201), Killeen, Texas.

Chairman Frederick requested staff comments.

City Planner Tony McIlwain stated that a request for this property was considered previously and it was disapproved by City Council. Killeen is the next city in the state to receive a Texas Department of Public Safety (DPS) office. The property is located along W. Elms Road.

Staff notified three (3) surrounding property owners regarding this request. No responses have been received.

Staff recommended approval of “B-2” (Local Business District) zoning for the site.

Mr. David Wardlaw, Development 2000, Inc., 510 W 15th Street, Austin, Texas, was present to represent this request.

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

Commissioner Dillard motioned to recommend approval of the requested zoning. Commissioner Beronio seconded the motion. The motion passed 5-0. Commissioner Johnson abstained.

Chairman Frederick stated that this will be forwarded to City Council on June 14, 2016, with a recommendation to approve.