

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
AUGUST 19, 2019**

**CASE #Z19-15  
“B-3” & “A” to “R-1”, “SF-2” & “R-2”**

**HOLD** a public hearing and consider a request submitted by Killeen Engineering & Surveying, Ltd. on behalf of JOF Developers, Inc. to rezone approximately 76.983 acres, out the James Cook Survey, Abstract No. 161, from “B-3” (Local Business District) and “A” (Agricultural) to “R-1” (Single-Family Residential District), “SF-2” (Single-family Residential District) and “R-2” (Two-Family Residential District). The property is addressed as 5601 Clear Creek Road, Killeen, Texas.

Vice Chairman Latham requested staff comments.

Jerry Millard, Senior Planner, stated that the applicant is requesting to rezone property from “B-3” (Local Business District) and “A” (Agricultural) to “R-1” (Single-Family Residential District), “SF-2” (Single-family Residential District) and “R-2” (Two-Family Residential District). The property was recently annexed, staff notified ten (10) surrounding property owners regarding this request and no responses were received. Staff recommended that the Commission recommend approval of the request as submitted. Staff supports the applicant’s request to pursue the zoning request as submitted and is of the determination that the current request for “R-1”, “SF-2”, and “R-2” zoning is consistent with the historic residential development pattern of the adjacent community.

Mr. Gary Purser Jr., Killeen Engineering & Surveying, Ltd., 2901 E. Stan Schlueter Loop, Killeen, Texas, was present to represent this request.

Vice Chairman Latham opened the public hearing.

Ms. Penelope Payne, 6102 Grand Terrace, had some concerns with traffic, lighting and having only one point of egress and ingress to the subdivision. Mr. Purser stated that Clear Creek Road controlled by TxDOT road and it was not up to the developer.

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

Commissioner Alvarez motioned to recommend approval of the request. Commissioner Holly seconded, and the motion passed by a vote of 3 to 2. Commissioners Gukeisen and Ploeckelmann voted in opposition.

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