

**PLANNING AND ZONING COMMISSION MEETING
OCTOBER 19, 2015**

**CASE #Z15-25
A and B-3 to R-1, R-2 and B-5**

HOLD a public hearing and consider a request by RSBP Developers, Inc to rezone 161.022 acres, out of the James Cook Survey, Abstract No. 161, from ‘A’ (Agricultural District) and B-3 (Local Business District) to R-1 (Single-Family Residential District) for approximately 147.769 acres, R-2 (Two-Family Residential District) for approximately 9.815 acres and B-5 (Business District) for approximately 3.439 acres. The property is located west of the intersection of Clear Creek Road and W. Stan Schlueter Loop, Killeen, Texas.

Vice Chair Dorroh requested staff comments.

Senior Planner, Charlotte Hitchman, stated that this request is submitted by RSBP Developers, Inc. to rezone 161.022 acres, out of the James Cook Survey, Abstract No. 161, from “A” (Agricultural District) and “B-3” (Local Business District) to “R-1” (Single-Family District) for approximately 147.769 acres, “R-2” (Two-Family Residential District) for approximately 9.815 acres and “B-5” (Business District) for approximately 3.439 acres.

The staff notified fifteen (15) surrounding property owners regarding this request. Staff received no responses.

Staff recommended approval of the applicant’s request to rezone approximately 147.769 acres from “A” (Agricultural District) to “R-1” (Single Family District) and approximately 9.815 acres to “R-2” (Two-Family Residential District). Staff also recommended approval for rezoning approximately 3.439 acres from “B-3” (Local Business District) to “B-5” (Business District) as this area currently abuts “B-5” (Business District) zoning and is consistent with the surrounding uses.

Mr. Gary Purser, Jr. of 6503 Wells Fargo Drive, Killeen, Texas, was present to represent this request.

Vice Chair Dorroh opened the public hearing.

Kathy Clark Jones, on behalf of Brum Frazier, spoke regarding screening requirements for this area.

No one requested to speak and the public hearing was closed.

Commissioner Beronio motioned to recommend approval of the request to rezone. Commissioner Alvarez seconded the motion. The motion passed 3-1, with Commissioner Harkin in opposition due to the amount of acreage of the R-1 zoning portion of the request.

Vice Chair Dorroh stated that the zoning case will be forwarded to City Council with a

recommendation to approve the request as submitted.