PLANNING AND ZONING COMMISSION MEETING
FEBRUARY 1, 2015

CASE #Z15-39
R-1 to SR-2

HOLD a public hearing and consider a request by Adrian and Linda Knotts to rezone Lot 1, Block 5, Stagecoach Road Subdivision Undedicated, from "R-1" (Single-family Residential District) to "SR-2" (Suburban Residential Single-family District). The property is locally known as 6701 Rein Drive, Killeen, Texas.

Chairman Frederick requested staff comments.

Senior Planner Charlotte Hitchman stated that Adrian and Linda Knotts are requesting a change of zoning from "R-1" (Single-Family Residential District) to "SR-2" (Suburban Residential Single-family District) for property is locally known as 6701 Rein Drive, Killeen, Texas. This property was zoned "R-1" following annexation into the city limits on January 22, 2008. The subject property is fully developed with a single-family residential dwelling.

The staff notified eleven (11) surrounding property owners within a 200' notification boundary regarding this request. Staff has received no responses.

Staff recommends approval of "SR-1" (Suburban Residential Single-family District) zoning for this property. The lot area requirement for "SR-2" zoning is no less than 15,000 square feet. The subject property is 11,745 square feet and more closely aligns with the requirements listed in the "SR-1" zoning district to include a minimum lot area of 8,400 square feet. "SR-1" zoning district more closely represents the typical lot size of the current single-family residential development in the southern portion of the Wagon Wheel Estates subdivision.

Ms. Linda Knotts, 3212 Carpet Lane Circle, Killeen, 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 "SR-1" as recommended by staff for zoning case #Z15-39. Commissioner Johnson seconded the motion. The motioned passed 6-0.

Chairman Frederick stated that this will be forwarded to City Council with a recommendation to approve.