

**PLANNING AND ZONING COMMISSION MEETING
MARCH 3, 2014**

**CASE # Z14-09
R-1, AR-1 AND B-3 TO SR-1**

HOLD a public hearing and consider a request submitted by G. Wayne Cospers to rezone approximately 23.148 acres, part of the W. H. Cole Survey, Abstract No. 200 from R-1 (Single-family Residential District), AR-1 (Agricultural Single-family Residential District) and B-3 (Local Business District) to SR-1 (Suburban Residential Single-family District). The property is located south of Cospers Ridge Estates, Phase Four and north of Chaparral Road, Killeen, Texas.

Vice Chair requested staff comments.

City Planner McIlwain, stated as it was discussed during the workshop, Mr. Cospers is interested in rezoning approximately 23.148 acres from A-R1 (Agricultural Single-Family Residential District), R-1 (Single-Family Residential District) and B-3 (Local Business District) to SR-1 (Suburban Residential Single-Family District). This will allow larger lot development. This property is proposed to be platted as Cospers Ridge Estates Phase Five. The applicant is rezoning the property for residential development.

The staff notified four surrounding property owners regarding this request. Staff has received no responses. This area is designated as 'Suburban Residential' on the Future Land Use Map (FLUM) of the Comprehensive Plan.

Staff recommends approval of the applicant's zoning request.

Mr. David Olson, Mitchell & Associates, Inc. 102 N. College, Killeen, Texas, was in attendance to represent this request.

Vice Chair Dorroh opened the public hearing. With no one requesting to speak the public hearing was closed.

Commissioner Butler motioned to recommend approval of the zoning request. Commissioner Dehart seconded the motion.

Vice Chair Dorroh stated that this will be forwarded to City Council on March 25, 2014, with a recommendation to approve.