

**PLANNING AND ZONING COMMISSION MEETING
APRIL 7, 2014**

**CASE #14-10
A-R1 TO SR-1**

HOLD a public hearing and consider a request by W.B.W. Land Investments, L.P. to rezone approximately 12.365 acres, out of the Azra Webb Survey, Abstract No. 857, from A-R1 (Agricultural Single-Family Residential District) to SR-1 (Suburban Residential Single-Family District) for single-family housing. The property is located north of Chaparral Road and west of Rein Drive, Killeen Texas.

Chairman Frederick requested staff comments.

Senior Planner, Shelly Shelton, stated that the property owner is requesting a change of zoning from A-R1 (Agricultural Single-Family Residential District) to SR-1 (Suburban Residential Single-Family District) for development of single-family housing. The property consists of 12.365 acres, out of the Azra Webb Survey, Abstract No. 857, and is located along the north right-of-way of Stagecoach Road, approximately 270 feet west of Rein Drive. In February of 2013, the property owner requested a zoning change for 62.31 acres which included this parcel. The request was for “R-1” Single-Family Residential District. The request was consistent with the adopted Future Land Use Map (FLUM) and required an amendment to the FLUM. Ultimately, the requests were not approved by City Council. Currently, the property is vacant and unplatted.

The staff notified 48 surrounding property owners within a 200’ notification boundary regarding this request. Staff received thirteen responses in opposition from current property owners within the notification area. The subject property is designated as ‘Suburban Residential’ on the adopted Future Land Use Map (FLUM), a component of the Comprehensive Plan.

Staff recommended approval of the applicant’s request to rezone the property to “SR-1” Suburban Residential.

Mr. Cooper asked how large the lots in Suburban Residential are. Ms. Shelton stated that 8,400 feet is the minimum. As requested by Commissioner Dorroh, Ms. Shelton read a portion of Section 31-184 Architectural and Landscaping Regulations of the Ordinance.

Garrett Nordyke, W&B Development Inc., 3000 Illinois Avenue, Suite 100, Killeen, Texas, was present to represent this request. Mr. Nordyke stated that this request is in conformance with the Comprehensive Plan and would like support for this request.

Chairman Frederick opened the public hearing.

Ms. Kathy Harkin, 6607 Rein Drive, Killeen, Texas, spoke in opposition to the requested change in zoning. She wants the area to keep the suburban residential view. She wants a balance of property and green space. She would be in support of "SR-2".

Mr. Glenn Bauer, 6605 Rein Drive, Killeen, Texas also spoke in opposition. Mr. Bauer agreed with Ms. Harkins comments.

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

Vice Chair Dorroh made a motion to recommend approval of the request, Commissioner Hoover seconded the motion. The request was approved unanimously.

Chairman Frederick stated that this will be forwarded to City Council on April 22, 2014, with a recommendation to approve.