

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
JANUARY 4, 2016**

**CASE #15-36
R-1 TO SR-2**

Commissioner Harkin stepped away from the dais.

HOLD a public hearing and consider a request by several property owners to rezone the following properties: 601, 603 and 604 Double Tree Drive; 6414, 6511, 6602, 6603, 6606 and 6609 Wagon Wheel Drive; 601, 602, 603, 604, 6501, 6503, 6505, 6506, 6508, 6510, 6511, 6513, 6515, 6603, 6605, 6606, 6607, 6608, 6609 and 6610 Rein Drive from ‘R-1’ (Single-Family Residential District) to ‘SR-2’ (Suburban Residential Single-family District). The properties are located in the Wagon Wheel Estates subdivision, Killeen, Texas.

Chairman Frederick requested staff comments.

Senior Planner Charlotte Hitchman stated that twenty-nine (29) property owners are requesting a change of zoning from “R-1” (Single-Family Residential District) to “SR-2” (Suburban Residential Single-Family District) for the following properties located in the Wagon Wheel Estates subdivision, Killeen, Texas: Lots 2, 10 & 12, Block 1; Lots 4-8, 11-13, 15-18, Block 2; Lots 3-4, 7-10, 13-14, Block 3; Lots 1, 3, 7, 10-12, Block 4, Wagon Wheel Subdivision. The properties are locally known as 601, 603, 604 Double Tree Drive; 6414, 6511, 6602, 6603, 6606 and 6609 Wagon Wheel Drive; 601, 602, 603, 604, 6501, 6503, 6505, 6506, 6508, 6510, 6511, 6513, 6515, 6603, 6605, 6606, 6607, 6608, 6609, and 6610 Rein Drive. These 29 properties were zoned “R-1” upon being annexed into the City of Killeen in 2008. All properties listed above meet the area regulations for “SR-2” zoning and have requested to be rezoned to “SR-2” to better reflect the existing lot size of the development in the Wagon Wheel Estates subdivision.

Staff notified 145 (one hundred forty-five) surrounding property owners within the 200 foot notification boundary and three responses have been received with two in opposition and one in support.

Staff recommended approval of the property owners’ “SR-2” zoning request. The “SR-2” zoning district represents the typical lot size of the current single-family residential development in the northern portion of the Wagon Wheel Estates subdivision.

Mr. Glenn Bauer, 6605 Rein Drive, Killeen, Texas, was present to represent this request.

Chairman Frederick opened the public hearing.

Ms. Kathy Harkin spoke in support of the rezone request. She would like the request to be approved to keep the integrity of the area.

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

Commissioner Johnson motioned to recommend approval of the “SR-2” zoning. Commissioner Alvarez seconded the motion. The motion was approved by a vote of 5-1 with Vice Chair Dorroh in opposition.

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

Commissioner Harkin returned to the dais.