

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
JUNE 17, 2019**

**CASE #Z19-10
“R-1” & “A” to “R-1”**

HOLD a public hearing and consider a request submitted by Mitchell & Associates, Inc. on behalf of Reeces Creek Developers, Ltd. to rezone approximately 20.409 acres, out of the Eugene LaSere Survey, Abstract No. 527, the W. T. Millsaps Survey, Abstract No. 1041 and the W. Freer Survey, Abstract No. 307, from “R-1” (Single-Family Residential District) and “A” (Agricultural District) to “R-1” (Single-Family Residential District). The property is located east of Bunny Trail and south of Goodnight Ranch Addition, Phase 14, Section 1 (unrecorded plat), Killeen, Texas.

Chairman Peters requested staff comments.

Senior Planner, Jerry Millard, stated that the applicant is requesting to rezone property from “R-1” and “A” to “R-1”. The property is located east of Bunny Trail, between State Highway 201 (Clear Creek Road) and Stan Schlueter Loop. The applicant reduced the acreage from their original request. Staff sent out postcards to inform the surrounding property owners of the change.

Staff notified forty-eight (48) surrounding property owners that own land within 400’ of the subject site regarding this request. One response was received from Mr. Stephen Niederriter, 3510 Llano Estacado Court, Killeen, Texas.

Mr. Millard stated that staff recommended approval of the “R-1” Single-Family Residential district zoning request.

Mr. Ace Reneau, Mitchell & Associates, Inc., 102 N. College Street, Killeen, Texas, was present to represent this request.

Chairman Peters opened the public hearing.

Mr. Reginald Alan Guest, 3504 Dewitt County Court, Killeen, Texas, spoke in opposition of the request and stated that there should be more parks in the area.

Mr. Elliott Acevedo, 3309 Tatonka Drive, Killeen, Texas, spoke in opposition of the request.

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

Commissioner Cooper motioned to recommend approval of the request. Vice Chairman Latham seconded, and the motion passed by a vote of 4 to 1. Commissioner Gukeisen voted in opposition.

Chairman Peters stated that the request will be forwarded to City Council with a recommendation to approve.