

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
FEBRUARY 5, 2018**

**CASE #Z17-30
“A” to “R-2”**

B. HOLD a public hearing and consider a request submitted by Quintero Engineering, L.L.C. on behalf of Atkinson Homes, Inc. to rezone approximately 19.560 acres out of the T. Arnold Survey, Abstract No. 55, from “A” (Agricultural District) to “R-2” (Two Family Residential District) for property locally known as 7610 S Clear Creek Road, Killeen, Texas.

Chairman Dorroh requested staff comments.

City Planner, Tony McIlwain, stated that this request is the rezoning component submitted by Atkinson Homes, Inc. The property is accessed via a private drive that is not part of the City’s maintenance responsibility. Once a development concept is submitted, the applicant shall be required to meet all public right-of-way level of service (L-O-S) and subdivision connectivity standards. A typical single-family home will generate ten (10) vehicle trips per day. Duplex units will effectively double that generation rate [note-this data is sourced from the Institute of Transportation Engineer (ITE) Trip Generation Rates-9th Edition, provided through Spack Consulting].

Staff recommended approval of the applicant’s “R-2” zoning request. Duplex development is compatible for the area given the tract’s proximity to Clear Creek Road (S. H. 201), an existing commercially zoned area, and the likelihood of future commercial development along the S.H. 201 corridor.

Staff notified twenty (20) surrounding property owners regarding this request; as of the date of this staff report, no responses were received.

Mr. Pedro Quintero, Quintero Engineering, L.L.C., 415 E. Avenue D, Killeen, Texas, was present to represent this request.

Chairman Dorroh opened the public hearing.

Ms. Laura Villegas, 7400 S. Clear Creek Road, Killeen, Texas, spoke in opposition to the request due to safety concerns. She also had questions about how the lots would be configured on the property.

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

Commissioner Cooper motioned to recommend approval of the request. Commissioner Payton seconded the motion. The motion passed by a vote of 6 to 0.

Chairman Dorroh stated that the zoning case will be forwarded to City Council with a recommendation to approve the request as submitted.