

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
DECEMBER 3, 2018**

**CASE #Z18-25
“A” to “R-1”**

HOLD a public hearing and consider a request submitted by Cunningham-Allen, Inc. on behalf of the Killeen Independent School District (KISD), to rezone approximately 67.506 acres, being out of the J. D. Allcorn Survey, Abstract No. 25, from “A” (Agricultural District) to “R-1” (Single-Family Residential District) for a future public school site. The property is located on the northeast corner of Chaparral Road and Cedar Ridge Circle, Killeen, Texas.

Chairman Peters requested staff comments.

Assistant Director, Tony McIlwain stated this request is to rezone approximately 67.506 acres out of the J.D. Allcorn Survey, Abstract No. 25, from “A” (Agricultural District) to “R-1” (Single-Family Residential District) for a future public school site. The subject area is located northeast of the intersection of Chaparral Road and Cedar Ridge Circle, Killeen, Texas.

Mr. McIlwain stated that staff notified one hundred and forty-two (142) surrounding property owners within a 400’ notification boundary regarding this request. Staff received one response in support from Mr. Bruce Whitis, 3000 Illinois Avenue.

Staff recommends approval of the applicant’s request.

Mr. Elias Haddad, Cunningham-Allen, 3103 Bee Cave Road, Austin, Texas was present to represent this request.

Chairman Peters opened the public hearing.

Mr. Rodney Robinson, 3618 Addison Street, Killeen, Texas, stated that he had concerns with Chaparral Road, increase in traffic and students using the neighborhood as a shortcut.

Commissioner Cooper asked that when they plan the school layout to take into consideration egress and ingress and the location where students are dropped off and picked up.

Mr. Haddad stated that a Traffic Impact Analysis (TIA) will be done.

Commissioner Gukeisen had drainage concerns.

Mr. McIlwain stated that this is the first part of the process and when the plat is submitted, they will have to meet all the requirements and address any concerns.

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

Commissioner Latham motioned to recommend approval of the request. Commissioner Cooper seconded, and the motion passed by a vote of 7 to 0.

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