

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
DECEMBER 2, 2019**

**CASE #Z19-25
“AR-1”AND “A” to “SR-1”**

HOLD a public hearing and consider a request submitted by Mitchell & Associates, Inc. on behalf of Herring Legacy Estates, L.L.C., to rezone approximately 75.9 acres, being out of the W. E. Hall Survey, Abstract No. 1116 from “AR-1” (Agricultural Single-Family Residential District) and “A” (Agricultural District) to “SR-1” (Suburban Residential Single-Family Residential District). The property is located on the north right-of-way of Chaparral Road, west of Heritage Oaks Phase Two, Killeen, Texas.

Vice Chairman Latham requested staff comments.

Jerry Millard, Senior Planner stated that the applicant is requesting to rezone property from “AR-1” (Agricultural Single-Family Residential District) and “A” (Agricultural District) to “SR-1” (Suburban Residential Single-Family Residential District). The property is located on the north right-of-way of Chaparral Road, west of Heritage Oaks Phase Two, Killeen, Texas. Staff recommended approval of the applicant’s “SR-1” (Suburban Residential Single-Family Residential District) zoning request. The applicant’s zoning request is consistent with the Comprehensive Plan’s FLUM and is compatible with the surrounding residential community.

Mr. Millard also stated that eight (8) surrounding property owners that own land within 400’ of the subject site were notified regarding this request. No responses were received.

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

Vice Chairman Latham opened the public hearing. With no one requesting to speak, the public hearing was closed.

Commissioner Alvarez motioned to recommend approval of the request. Commissioner Payton seconded, and the motion passed by a vote of 5 to 1. Commissioner Gukeisen voted in opposition.

Vice Chairman Latham stated that the request will be forwarded to City Council with a recommendation for approval.