

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
NOVEMBER 21, 2016**

**CASE #Z16-22  
B-3 to B-4**

**HOLD a public hearing and consider a request by Christian House of Prayer, Inc. to rezone Lot 1, Block 1, Christian House of Prayer Addition and Lot 1, Block 1, Christian House of Prayer Phase 3, from “B-3” (Local Business District) to “B-4” (Business District). The property is located on the south right-of-way of Stan Schlueter Loop, west of Cunningham Road. The property is locally known as 3300 E. Stan Schlueter Loop and 2904 E. Stan Schlueter Loop, Killeen, Texas.**

Chairman Frederick requested staff comments.

City Planner, Tony McIlwain, stated this request is submitted by Christian House of Prayer, Inc. to rezone Lot 1, Block 1, Christian House of Prayer Addition and Lot 1, Block 1, Christian House of Prayer Addition Phase 3, from “B-3” (Local Business District) to “B-4” (Business District). The property owners are rezoning the property to allow for trailer rental and sales.

The staff notified forty-two (42) surrounding property owners regarding this request. Staff has received no responses.

The subject site is currently the site of the Christian House of Prayer and associated commercial uses. There are single-family and agricultural zoned properties to the west and south of this site. Those lots are acreage parcels with an average depth of 788 feet and 964 feet.

Staff recommended approval of “B-4” (Business District) zoning for the site. The request is consistent with the Comprehensive Plan’s Future Land Use Map (FLUM). The trailer rental and sales are a component of the commercial land uses located on the site.

Mr. Joe Walker, 3217 Sabrina Lane, Copperas Cove, Texas, was present to represent this request.

Vice Chair Dorroh and Commissioner Purser had concerns changing the existing B-3 zoning to B-4. Vice Chair Dorroh asked Mr. Walker if he was amicable to only rezoning the property on the western side. Mr. Walker explained that their priority is ministry, but both lots have been used to park the U-Haul trucks.

After a lengthy discussion, the Commission and Mr. Walker came to an agreement to only rezone a portion of the parking lot of Lot 1, Block 1, Christian House of Prayer Addition and all of Lot 1, Block 1, Christian House Addition, Phase Three.

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

Chairman Frederick stated that the recommendation is to use the 4<sup>th</sup> entrance on the property west of Cunningham Road as a line to show what is being rezoned to B-4.

Vice Chair Dorroh motioned to recommend approval of the requested zoning with the recommendation. Commissioner McLaurin seconded the motion. The motion passed unanimously.

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