

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
NOVEMBER 20, 2017**

**CASE #Z17-25
B-5 to R-3F**

HOLD a public hearing and consider a request submitted by Furman Moore on behalf of Andrew Straughn, to rezone Lot 15A, Block 1, of the De Ann Subdivision Replat from “B-5” (Business District) to “R-3F” (Multi-Family Residential District). The property is generally located on the west side of Courtney Lane, approximately 200 feet northeast of the intersection with Shawn Drive, and is locally known as 3103 Courtney Lane, Killeen, Texas.

Chairman Dorroh requested staff comments.

Senior Planner, Wallis Meshier, stated that this request is to rezone to “R-3F” (Multifamily Residential District). Although it is zoned “B-5”, the current use of the property is a quadplex. The applicant has requested to rezone the property to “R-3F” in order to bring the current use into a conforming status and thereby obtain financing for the sale of the property.

Senior Planner, Wallis Meshier also stated that the request for “R-3F” is consistent with the character of the area and would have no adverse impacts on the surrounding properties. Given that the property is currently being used as a quadplex, the proposed zoning change would serve to bring the existing nonconforming use into conformance with the City’s zoning regulations. Therefore, staff recommended approval of the requested “R-3F” zoning.

Mr. Furman Moore, 1406 Rawhide Road, Copperas Cove, Texas, was present to represent this request.

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

Commissioner Latham motioned to recommend approval of “R-3F” (Multifamily Residential District). Commissioner Payton seconded the motion. The motion passed by a vote of 6 to 0. Commissioner Harkin abstained

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