

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

**CASE #Z17-10  
B-5 to R-3A**

**B. HOLD a public hearing and consider a request submitted by M. A. Hoard Construction Co. II, Ltd., to rezone Lot 41, Block 1, Grover Park, from “B-5” (Business District) to “R-3A” (Multifamily Apartment Residential District). The property is locally known as 6501 Vahrenkamp Drive, Killeen, Texas.**

Chairman Frederick requested staff comments.

City Planner, Tony McIlwain, stated that the applicants request is to allow duplex development. Staff recommends approval of the applicant’s “R-2” (Two Family Residential District) zoning for the property. The “R-2” zoning request satisfies the applicant’s development intent. The staff notified thirty-four (34) surrounding property owners regarding this request. Staff has received no responses.

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

Chairman Frederick opened the public hearing.

The following spoke in opposition: James E. Skinner, 4605 Lauren Mackenzie Drive; Rick and Michaela Smith, 4608 Chelsea Drive; Chris Albright, 4701 Lauren McKenzie Drive and Adalberto Ortiz, 4501 Chelsea Drive. The residents stated they had concerns about traffic and pedestrian safety in the neighborhood.

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

Vice Chair Dorroh motioned to recommend approval of the “R-2” (Two Family Residential District) request. Commissioner Latham seconded the motion. The motion passed 3-2, with Commissioners McLaurin and Peters in opposition to the applicant’s request. The dissenting Commissioners stated that they supported the resident’s concerns regarding increased traffic.

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