

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
MAY 1, 2017**

**CASE #Z17-11  
B-5 and RC-1 to B-5**

**HOLD a public hearing and consider a request submitted by Timothy L. Doerbaum and Karen E. Doerbaum to rezone part of Lot 1, Block 3, South Gate Addition, from “B-5” (Business District) and “RC-1” (Restaurant and Alcohol Sales District) to “B-5” (Business District). The properties are located at 1030 and 1040 W. Jasper Drive, Killeen, Texas.**

Chairman Frederick requested staff comments.

City Planner, Tony McIlwain, stated that the last zoning activity for this property was on December 13, 1983 for “RC-1”; the intention of the property owner at that time was to establish a restaurant and sell alcoholic beverages. Staff recommends approval of “B-5” (Business District) zoning for the properties. The request is consistent with the Comprehensive Plan’s Future Land Use Map (FLUM).

The staff notified twenty (20) surrounding property owners regarding this request. One response was received in support from Mr. Max Heiner, 1010 W. Jasper Road, Killeen, Texas.

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

Commissioner McLaurin motioned to recommend approval of “B-5” (Business District). Commissioner Latham seconded the motion. The motion passed by a vote of 6 to 0.

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