

**PLANNING AND ZONING COMMISSION MEETING  
SEPTEMBER 21, 2015**

**CASE #Z15-23  
B-5 W/SUP TO B-5 W/ CUP**

Commissioner Alvarez stepped away from the dais.

**HOLD a public hearing and consider a request by Stanley Secrest to rezone part of Lot 1, Block 1, Centex Scrap and Metal Addition, Phase Two, from B-5 (Business District) with a Special Use Permit (SUP) to B-5 (Business District) with a Conditional Use Permit (CUP) for continued use as Killeen Towing and Recovery. The property is located on the east right-of-way of S. Fort Hood Street (S.H. 195), north of FM 2484; the property is locally known as 12610 State Highway 195, Killeen, Texas.**

Chairman Frederick requested staff comments

City Planner, Tony McIlwain, stated that Stanley Secrest submitted this request to rezone part of Lot 1, Block 1, Centex Scrap and Metal Addition, Phase Two, Killeen, Texas, from “B-5” (Business District) with a Special Use Permit (SUP) to “B-5” (Business District) with a Conditional Use Permit (CUP) to allow for continued use as Killeen Towing and Recovery. The property was rezoned to B-5 to SUP on September 28, 2010. The property is located along the east right-of-way of State Highway 195, south of Reeces Creek Road. The property is locally known as 12610 State Highway 195, Killeen, Texas.

Conditional Use Permits do not require an amendment to the FLUM of the Comprehensive Plan.

Staff notified three (3) surrounding property owners within the 200 foot notification boundary and no responses have been received. Site visits have been conducted and the property owner has corrected noted deficiencies.

Staff recommends approval of the requested Conditional Use Permit with the following conditions for the existing impound yard holding pen, which is centered along the eastern lot line within the city limits at approximately 145 feet in width by 65 feet in depth:

1. That the CUP for the impound yard is valid for a period of five (5) years;
2. No salvaging or dismantling is allowed on the premises as part of the CUP; and
3. All existing screening shall remain in place.

Mr. Stanley Secrest, 1406 Eagle Trail, 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.

Vice Chair Dorroh motioned to recommend approval of the request for the CUP with the

conditions stated by staff during the workshop and meeting. Commissioner Johnson seconded the motion. The motion passed 7-0 with Commissioner Alvarez abstaining.

Commissioner Alvarez returned to the dais.