

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
MAY 15, 2017**

**CASE #Z17-15
R-MH to R-2**

HOLD a public hearing and consider a request submitted by C. A. Doose & Company, to rezone part of Lot 1, Block 1, Country Meadows Mobile Home Park, from “R-MH” (Residential Mobile Home District) to “R-2” (Two Family Residential District). The property is located approximately 1,400 feet south of Rancier Avenue (FM 439), on the east right-of-way of Roy Reynolds Drive, Killeen, Texas.

Chairman Frederick requested staff comments.

City Planner, Tony McIlwain, stated that the Country Meadows Mobile Home Park was filed for record in 1997. The property was rezoned from “R-1” (Single-family Residential District) to “R-MH” (Residential Mobile Home District) in 1996. The property is designated as ‘General Residential’ in the Future Land Use Map. The zoning request is consistent with the FLUM. The property owner plans to develop a total of 60 duplex units. The traffic impact to expect is 571 vehicle trips per day, with 45 trips during the peak AM hour and 60 trips during the peak PM hour.

The staff notified ten (10) surrounding property owners regarding this request. Staff has received no protests at this time. Staff recommends approval of the applicant’s “R-2” zoning request. It is compatible with the FLUM and the surrounding zoning of neighboring lands.

Mr. Chris Doose, C.A. Doose & Company, P.O. Box 11235, 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 Latham motioned to recommend approval of “R-2” (Two Family Residential District). Vice Chair Dorroh 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.