

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
APRIL 15, 2019**

**CASE #Z19-05
“R-1” to “R-2”**

HOLD a public hearing and consider a request submitted by Esmeralda Medrano on behalf of Adolfo Medrano Romero and Claudia Corona De Medrano to rezone Lot 34, Block 1, Simmons 1st, from “R-1” (Single-Family Residential District) to “R-2” (Two-Family Residential District) for a duplex development. The property is addressed as 507 58th Street, Killeen, Texas.

Chairman Peters requested staff comments.

Assistant Director, Tony McIlwain, stated that the property was initially part of a parcel laid out as a 70’ x 140’ tract and platted as Lot 34, Block 1, Simmons 1st. The property was replatted into its current configuration and recorded as such and filed for record on August 1, 1946, Plat Records of Bell County, Texas. The surrounding community consists of single-family, two-family, multifamily residential dwelling units and a mix of business district uses. Additionally the property abutting this lot to the south is zoned for “R-3” (Multifamily Residential).

The staff notified thirty-nine (39) surrounding property owners within a 400’ notification boundary regarding this request. Staff did not receive any responses from the surrounding property owners in regard to this request.

Staff recommended approval of the applicant’s request for “R-2” (Two-family Residential District) zoning for the reasons stated above.

Ms. Esmeralda Medrano, 105 Legend Oaks Court, Dale, Texas, was present to represent this request.

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

Commissioner Alvarez motioned to recommend approval of the request. Commissioner Payton seconded the motion. The motion passed by a vote of 6 to 0.

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