

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
JULY 1, 2019**

**CASE #Z19-14
“R-1” & “R-3A” to “B-3”**

HOLD a public hearing and consider a request submitted by Igor, L.L.C. (**Case# Z19-14**) to rezone part of Lot 1, Block 14, Skyline Terrace 2nd Extension, from “R-1” (Single-Family Residential District) and “R-3” (Multifamily Residential District) to “B-3” (Local Business District). The property is addressed as 601 W. Central Texas Expressway, Killeen, Texas.

Vice Chairman Latham requested staff comments.

Assistant Director, Tony McIlwain stated that purpose of this request is for the entire property to be zoned “B-3”. The property was rezoned from “R-1” to “R-3” as part of a Community Unit Plan in November of 1970. A portion of the property was also rezoned to “B-3” in 1970. The property has frontage to W. Central Texas Expressway.

Mr. McIlwain stated that the property is not located in an “Encroachment Awareness Area” as identified within the JLUS. Staff notified fifty-three (53) surrounding property owners regarding this request and no responses were received. Mr. McIlwain also stated that the Commission could do one of the following: recommend approval of the applicant’s zoning request; recommend disapproval of the applicant’s zoning request; or recommend approval of a more restrictive zoning district than requested by the applicant. Staff recommended that the Commission recommend approval of the applicant’s “B-3” zoning request as submitted.

Mr. Todd Hayes, 505 S. Mason Road, Suite 203, Katy, Texas, was present to represent this request.

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

Commissioner Holly motioned to recommend approval of the request. Commissioner Ploeckelmann seconded, and the motion passed by a vote of 4 to 0.

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