

**PLANNING AND ZONING COMMISSION MEETING  
JUNE 15, 2015**

**CASE #Z15-11  
R-1 TO B-5 AND B-1**

**HOLD a public hearing and consider a request by LAM Estates, Ltd. to rezone approximately 5.392 acres from R-1 (Single-Family Residential District) to B-5 (Business District) and approximately 2.896 acres from R-1 (Single-Family Residential District) to B-1 (Professional Business District), being part of the Robert Cunningham Survey, Abstract No. 199. The property is located on the east right-of-way of South W.S. Young Drive, approximately 300' south of E. Stan Schlueter Loop (FM 3470) and north of Rio Grande Court, Killeen, Texas.**

Chairman Frederick requested staff comments.

City Planner Tony McIlwain stated that this request by LAM Estates, Ltd. is to rezone 5.392 acres from "R-1" (Single-Family Residential District) to "B-5" (Business District) and 2.896 acres from "R-1" (Single-Family Residential District) to "B-1" (Professional Business District). The property is located along the east right-of-way of South W.S. Young Drive, north of Rio Grande Court, Killeen, Texas. The applicant is intending to develop the site for prospective commercial use.

The staff notified 18 (eighteen) surrounding property owners regarding this request. No written responses were received.

Staff recommends approval of the applicant's request for 2.896 acres of "B-1" (Professional Business District) and 5.392 acres of "B-5" (Business District) zoning for the property as exhibited on the surveyor's sketch.

Staff supports the applicant's request.

Mr. Pedro Quintero, Quintero Engineering, P.O. Box 4386, Killeen, Texas, was present to represent this request. Mr. Quintero stated that there would be no ingress/egress onto Rio Grande Court. Access would be from W.S. Young Drive and Onion Road. There is a planned 140 foot buffer with the B-1 portion and landscaping is being considered along Rio Grande Court. The property owner is willing to enter into an agreement with the city to improve Onion Road.

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 "B-1 request for 2.896 acres and B-5 request for 5.392 acres" request. Commissioner Butler seconded the motion. The motion passed unanimously.

Chairman Frederick stated that the zoning case will be forwarded to City Council on July 14, 2015, with a recommendation to approve.