

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
MAY 1, 2017**

**CASE #Z17-13
B-5 to R-2**

HOLD a public hearing and consider a request submitted by Loma Vista Estates to rezone Lots 7 and 8, Block 1, Loma Vista Estates Phase Three, from “B-5” (Business District) to “R-2” (Two Family Residential District). The properties are locally known as 2813 and 2814 Leroy Lane, Killeen, Texas.

Commissioner Latham and Commissioner Purser stepped away from the dais due to a potential conflict of interest.

Chairman Frederick requested staff comments.

City Planner, Tony McIlwain, stated that at the time the properties were rezoned from “R-1” (Single-family Residential District) to “B-5” (Business District) on December 12, 1995, per Ordinance No. 95-94, residential uses were part of the zoning pyramid. This property is part of land included in a FEMA 2013 Letter of Map Revision (LOMR). The properties are located south of the Trimmier Road Ditch and are located in a Zone AE Special Flood Hazard Area (SFHA). This area is designated as ‘Four-plex Residential’ (RQ) on the Future Land Use Map (FLUM) of the Comprehensive Plan. The ‘Four-plex Residential’ (RQ) character encourages clusters of this type, with four units typically in two-story buildings as well as parks and public spaces. The zoning request is consistent with the FLUM of the Comprehensive Plan. Staff recommends approval of the applicant’s “R-2” zoning request.

The staff notified 18 (eighteen) surrounding property owners regarding this request. Staff received a response from Ms. Raye Mayhorn, 2710 S. Fort Hood Street, Killeen Texas.

Mr. Gary Purser, Jr., Killeen Engineering & Surveying, Ltd., 2901 E. Stan Schlueter Loop, 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 Harkin motioned to recommend approval of the request “R-2” (Two Family Residential District). Commissioner Cooper seconded the motion. The motion passed unanimously by a vote of 4 to 0 (with Commissioners Latham and Purser).

Chairman Frederick stated that this request will be forwarded to City Council with a recommendation to approve.

Commissioner Latham and Commissioner Purser returned to the dais.