

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
OCTOBER 16, 2017**

**CASE #Z17-24
B-3 to R-2**

HOLD a public hearing and consider a request submitted by Quintero Engineering, L.L.C. on behalf of V. Bar Properties, L.P., to rezone approximately 1.855 acres, being out of the W. H. Cole survey, Abstract No. 200, from “B-3” (Local Business District) to “R-2” (Two-Family Residential District) for property located on the east and west rights-of-way of Taylor Renee Drive, north of Chaparral Road, Killeen, Texas.

Commissioner Purser requested staff comments.

City Planner, Tony McIlwain, stated that this request involves two tracts of land and are separated by Taylor Renee Drive. The applicant is requesting to rezone approximately 1.855 acres from “B-3” (Local Business District) to “R-2” (Two-Family Residential District). The property is located on the east and west rights-of-way of Taylor Renee Drive, north of Chaparral Road, Killeen, Texas.

Staff notified seven (7) surrounding property owners regarding this request. Staff received one protest from Andre Peebles and also received a petition to protest the request. During the course of the workshop the applicant changed the request from “B-3” (Local Business District) to “R-1” (Single-Family Residential District).

Staff recommended disapproval of the applicant’s request. The request for “R-2” (Two Family District) is not consistent with the zoning of adjacent properties within this community. The existing residential housing within both the Cospers Ridge Estates subdivision, and further north in Splawn Ranch, are exclusively of the single-family residential type. Duplex development will not be consistent with the character of the abutting “SR-1” zoned lots.

Mr. Pedro Quintero, 415 E. Avenue D, Killeen, Texas, was present to represent this request.

Commissioner Purser opened the public hearing.

Mr. Melvin Davis, 609 Rebecca Lynn Lane, Killeen, Texas, spoke in opposition of the request, he stated that he would be okay if the commission recommended R-1.

Mr. Adam Goodale, 800 Cospers Creek, Killeen, Texas, was present to voice his concerns with the request (increase in traffic and dangerous intersection).

With no one else requesting to speak, the public hearing was closed.

Commissioner Cooper motioned to recommend approval of “R-1” (Single-Family Residential). Commissioner Latham seconded the motion. The motion passed by a vote of 4 to 1. Commissioner Harkin voted in opposition of the request, she was concerned with public safety and stated that staff recommended disapproval of the “R-2” (Two Family District) request.

Commissioner Purser stated that the request will be forwarded to City Council with a recommendation to approve.