

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
MARCH 7, 2016**

**CASE #Z15-32
B-3 TO B-5**

HOLD a public hearing and consider a request by Stanley Secrest & Faurie Investments, L.L.C. to rezone Lot 1, Block 1, Secrest Addition, from B-3 (Local Business District) to B-5 (Business District). The property is locally known as 12197 S. Fort Hood Street (SH 195), Killeen, Texas.

Chairman Frederick requested staff comments.

Senior Planner Charlotte Hitchman stated that Stanley Secrest and Faurie Investments, L.L.C. submitted this request to rezone 12197 S. H. 195 from “B-3” (Local Business District) to “B-5” (Business District). The tract has direct access to S. H. 195, which is classified as 110’ principal arterial on the City’s adopted Thoroughfare Plan. The property has been platted.

This property was rezoned from “A” (Agricultural District) to “B-3” (Local Business District) on November 25, 2008 per Ordinance #08-097 prior to the FLUM being adopted by City Council.

Staff notified three (3) surrounding property owners with the 200’ notification boundary. No responses have been received.

Staff recommends approval of the applicant’s rezoning request to “B-5”.

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

Chairman Frederick opened the public hearing.

Mr. Dick Young spoke in support and stated that “B-5” (Business District) is the best land along the 195 corridor.

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

Commissioner DeHart motioned to recommend approval zoning request. Commissioner Cooper seconded the motion.

Commissioner Alvarez stated that his reasons for supporting the rezoning request were because of what the agent said the owner is willing to do in regards to landscaping, masonry wall and that the buildings will complement the adjacent overlay districts.

The motioned was passed by a vote of 7-0.

Chairman Frederick stated that this will be heard by City Council with a recommendation to approve.