MINUTES
PLANNING AND ZONING COMMISSION MEETING
MARCH 4, 2019

CASE #Z19-02
"R-3" to "B-1"

HOLD a public hearing and consider a request submitted by Gilbert Gracia, Jr. on behalf of Almafa Group, L.L.C., to rezone Lot 1, Block 13, Evening Hollow Addition, 3rd Extension from "R-3" (Multifamily Residential District) to "B-1" (Professional Business District). The property is addressed as 2018 Cedarhill Drive, Killeen, Texas.

Vice Chairman Latham requested staff comments.

Assistant Director, Tony McIlwain stated this request was submitted by the Almafa Group to rezone Lot 1, Block 13, Evening Hollow Addition, 3rd Extension, from "R-3" (Multifamily Residential District) to "B-1" (Professional Business District) for office space use. The subject area is located at 2018 Cedarhill Drive, Killeen, Texas. Mr. McIlwain also stated that the property is designated as 'Four-Plex Residential' (RQ) on the Future Land Use Map (FLUM) of the Comprehensive Plan. Due to the size and nature of the zoning request and its near proximity to a 'General Commercial' designated area; staff does not recommend any changes to the FLUM.

Mr. McIlwain stated that staff notified forty-six (46) surrounding property owners within a 400' notification boundary regarding this request. One response in opposition was received from Ms. Etsuko Martin, 2101 Schwertner Drive, Killeen, Texas and one response in support from Mr. Harvey O'Neil, Jr., 4800 Westcliff Road, Killeen, Texas.

Staff recommended approval of the applicant's request for "B-1" (Professional Business District) zoning.

Mr. Alejandro Llorente, Almafa Group, LLC, 2037 Golden Bear Drive, Round Rock, 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 Payton seconded, and the motion passed by a vote of 6 to 0.

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