

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
MARCH 6, 2017**

**CASE #Z17-03  
R-1 AND B-1 to B-3**

**B. HOLD a public hearing and consider a request submitted by Paula Lohse and John Goode to rezone Lots 6 and 7, Block 36, Crescent Manor Second Extension and Lot 7, Block 35, Crescent Manor Second Extension, from “R-1” (Single-Family Residential District) to “B-3” (Local Business District). The properties are locally known as 1621 and 1623 Richard Drive and 1605 S. W.S. Young Drive, Killeen, Texas.**

Chairman Frederick requested staff comments.

City Planner, Tony McIlwain, stated that in 1969 Lots 6 and 7, Block 36, Crescent Manor Second Extension were rezoned to “B-1”. Lot 7, Block 35, Crescent Manor Second Extension, is zoned “R-1” (Single-Family Residential District) and all 3 lots are under consideration to be rezoned to “B-3” (Local Business District). Staff recommends approval of “B-3” (Local Business District) zoning for Lots 6 and 7, Block 36, Crescent Manor Second Extension and Lot 7, Block 35, Crescent Manor Second Extension.

The staff notified twenty-seven (27) surrounding property owners regarding this request. Staff received 2 oppositions from Ms. Mary Gonzalez, the owner of 1504 Randall Road and from Ms. Patricia Warren, the owner of 1617 Richard Drive.

Ms. Michelle Lee, 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.

Vice Chair Dorroh motioned to recommend approval of “B-3” (Local Business District). Commissioner Cooper seconded the motion. The motion passed unanimously.

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

Commissioner Purser returned to the dais.