

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
AUGUST 21, 2017**

**CASE #Z17-20  
R-1 and "A" to B-3**

**B. HOLD a public hearing and consider a request submitted by Lindsey Emmons, to rezone approximately 3.754 acres, being out of the Thomas Robinett Survey, Abstract No. 686, from "R-1" (Single-Family Residential District) and "A" (Agricultural District) to "B-3" (Local Business District) zoning for property generally located north of Watercrest Road and west of Prestige Loop, Killeen, Texas.**

Chairman Frederick requested staff comments.

City Planner, Tony McIlwain, stated that this is the second part of the request. Ms. Emmons is requesting "B-3" (Local Business District) for a therapy center for special needs children. The property is vacant and located on the north side of Watercrest Road, north of the intersection of Watercrest Road and Cody Poe Road in Killeen, Texas.

The staff notified twenty-six (26) surrounding property owners regarding this request. Staff received one response in support and seven in opposition.

Staff finds that the proposed "B-3" zoning would allow land uses that may be disruptive and negatively impact the character of the adjacent Lakecrest community. Therefore, staff recommends approval of "NBD" (Neighborhood Business District) or "B-2" (Local Retail District) zoning for the property, as opposed to the applicant's request for "B-3" (Local Business District) zoning.

Chairman Frederick opened the public hearing.

Mrs. Tara Smith, 2107 Prestige Loop, spoke in opposition to the request. She voiced her concerns and stated that the location is not a good location for a business. She also stated that if the property did have to be rezoned, they would prefer B-2 over B-3. Mr. Blaine Smith spoke in opposition.

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

Mr. Pedro Quintero, 415 E. Avenue D, Killeen, Texas, was present to represent this request. Mr. Quintero stated that his client wants to relocate her business from Harker Heights to Killeen.

Ms. Lindsey Emmons, 6818 Ambrose Circle, Temple, Texas, spoke in support of the request.

Vice Chair Dorroh motioned to recommend approval of the request “B-3” (Local Business District). Commissioner Purser seconded the motion. The motion passed 3-2 with Commissioner Harkin and Commissioner Cooper in opposition. Ms. Harkin stated that her opposition was due to public safety and from the input from the citizens. Mr. Cooper stated that he would have voted for “B-2” (Local Retail District).

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