

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
AUGUST 6, 2018**

**CASE #Z18-17  
“M-1” & “B-3” to “R-3F”**

**HOLD** a public hearing and consider a request initiated by the City of Killeen to rezone Lots 1 through 14, Mesquite West Phase I from “M-1” (Manufacturing District) to “R-3F” (Multifamily Residential District) and Lots 2 through 15, Mesquite West Phase Two, from “B-3” (Local Business District) to “R-3F” (Multifamily Residential District). The reason for the rezoning request is to provide the appropriate multifamily residential zoning district for the existing four-plex development. The properties are addressed as 1100-1113 Leslie Circle and 1100-1113 ShanaRae Circle, Killeen, Texas.

Vice Chair Purser requested staff comments.

Senior Planner, Wallis Meshier, stated that this request was initiated by City staff following an inquiry from a property owner regarding the nonconforming nature of the existing quad-plexes in this area. She stated that the seller of the property located at 1104 ShanaRae Circle was having difficulty securing financing due to the fact that the property is zoned “B-3” (Local Business District) and is therefore considered a nonconforming use.

Staff recommended approval of the request to rezone the subject area from “M-1” (Manufacturing District) and “B-3” (Local Business District) to “R-3F” (Multifamily Residential District). The requested zoning will serve to bring the existing quad-plexes into conformity, and it is consistent with the Future Land Use Map of the Comprehensive Plan.

Ms. Meshier stated that fifty-three (53) surrounding property owners were notified regarding this request, and staff received no responses in support or opposition.

Chairman Peters opened the public hearing. With no one requesting to speak, the public hearing was closed.

Commissioner Latham motioned to recommend approval of the request. Commissioner Dorroh seconded, and the motion passed by a vote of 5 to 0.

Vice Chair Purser stated that the zoning case will be forwarded to City Council with a recommendation to approve.