

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
MARCH 4, 2019**

**CASE #Z19-03  
“R-3” & “B-3” to “B-3”**

**HOLD** a public hearing and consider a request submitted by Killeen Engineering & Surveying, Ltd. on behalf of Barbara Flippo, Kevin Shepard, Bradley Shepard, Margaret Shepard, Kristy Shepard, Cami Simonis, Misty Mills and Tami Rivera, to rezone approximately 8.25 acres out of the J. E. Maddera Survey, Abstract No. 600, from “R-3” (Multifamily Residential District) and “B-3” (Local Business District) to “B-3” (Local Business District). The properties are addressed as 4814, 5102 and 5104 W. Stan Schlueter Loop (FM 3470), and an unaddressed parcel immediately east of 4814 W. Stan Schlueter Loop, Killeen, Texas.

Vice Chairman Latham requested staff comments.

Assistant Director, Tony McIlwain stated that this request involves various property owners. The property that is addressed as 5104 W. Stan Schlueter Loop is currently zoned B-3. The property is designated as ‘Suburban Commercial’ (SC) on the Future Land Use Map (FLUM) of the Comprehensive Plan. The ‘SC’ designation encourages a range of commercial retail and service uses, at varying scales and intensities depending on the site. Office (both large and/or multi-story buildings and small-scale office uses), planned development, public/ institutional uses parks and public spaces are encouraged.

Mr. McIlwain stated that staff notified twenty-six (26) surrounding property owners within a 400’ notification boundary regarding this request. Two responses in support were received from Killeen NH, LLC, 5000 Thayer Drive, Killeen, Texas and Killeen MFD, LLC, 5002 Thayer Drive, Killeen, Texas.

Staff recommended approval of the applicant’s request for “B-3” (Local Business District) zoning.

Ms. Michelle Lee, Killeen Engineering & Surveying, Ltd., 2901 E. Stan Schlueter Loop, Killeen, 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 Alvarez motioned to recommend approval of the request. Commissioner Ploeckelmann 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.