

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
MAY 6, 2019**

**CASE #Z19-07
“R-1” to “R-2”**

HOLD a public hearing and consider a request submitted by Turley Associates, Inc. on behalf of Central Christian Church of Killeen to rezone approximately 4.72 acres out of the Nathan Halbert Survey, Abstract No. 389, from “R-1” (Single-Family Residential District) to “R-2” (Two-Family Residential District) for duplex development. The property is located on the north right-of-way of E. Mary Jane Drive and approximately 300 feet west of Trimmier Road, Killeen, Texas.

Vice Chair Latham requested staff comments.

Assistant Director, Tony McIlwain, stated that at the last meeting this item was tabled to allow the applicant to consider other options and to meet with the surrounding property owners. At that meeting Staff recommended that the Commission recommend approval of a more restrictive residential zoning district. Since the last meeting, the applicant has presented a new proposal for “SF-2” (Single-Family Residential District)

The staff notified seventy-nine (79) surrounding property owners within a 400’ notification boundary regarding this request and received responses in opposition to the “R-2” request. Staff recommended that the Planning & Zoning Commission recommend approval of the “SF-2” request.

Ms. Jennifer Ryken, 301 N. 3rd Street, Temple, Texas, was present to represent this request.

Vice Chair opened the public hearing.

Ms. Daphne Kidd, 302 Crystal Drive and Mr. Tad Dorroh, 1503 E. Vardeman Avenue stated they were in support of the “SF-2” request.

Mr. Gene Hunter, 19011 Stillman Valley, Florence, spoke in support of the zoning request.

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

Commissioner Payton motioned to recommend approval for “SF-2” request. Commissioner Cooper seconded. The motion passed 5 to 1, with Commissioner O’Brien in opposition.

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