

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

**CASE #Z19-08
“B-3” to “R-2”**

B. HOLD a public hearing and consider a request submitted by Quintero Engineering, L.L.C. on behalf of Andrea Weinstein to rezone approximately 5 acres out of the S.P.R.R. Co. Survey, Abstract No. 794, from “B-3” (Local Business District) to “R-2” (Two-Family Residential District). The property is addressed as 4402 Old FM 440, Killeen, Texas.

Commissioner Alvarez stepped away from the dais due to a potential conflict of interest.

Vice Chair Latham requested staff comments.

Assistant Director, Tony McIlwain, stated that this is the second part of the request. The applicant is requesting to rezone property from “B-3” to “R-2”. Staff is of the determination that this tract of land is zoned appropriately. This area has ample multi-family dwellings, but limited local small-scale commercial establishments. Therefore, the community would better benefit from local business use of this site.

Mr. McIlwain stated that Staff recommended disapproval of the applicant’s “R-2” zoning request as it is not consistent with the FLUM of the Comprehensive Plan. Additionally, staff does not see long-term planning value in forgoing future economic (i.e. commercial) development of the site for additional rental housing that is already available within the surrounding community.

Staff notified fifty-eight (58) surrounding property owners regarding this request. One response in opposition was received from Mr. Douglas W. Aldrich.

Mr. Pedro Quintero, 415 E. Avenue D, Killeen, Texas, was present to represent this request.

Vice Chair Latham opened the public hearing. With no one requesting to speak, the public hearing was closed.

Commissioner Cooper motioned to recommend approval of the request. Commissioner Gukeisen seconded. The motion passed 3 to 2, with Commissioners Payton and Ploeckelmann in opposition. Commissioner Alvarez abstained.

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

Commissioner Alvarez returned to the dais.