

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

**CASE #Z19-09
“B-3” to “B-4”**

HOLD a public hearing and consider a request submitted by Mitchell & Associates, Inc. on behalf of Neimac, L.C. to rezone Lot 1, Block 1, Neimac Addition Phase Four, from “B-3” (Local Business District) to “B-4” (Business District). The property is addressed as 2502 W. Stan Schlueter Loop, Killeen, Texas.

Vice Chair Latham requested staff comments.

Assistant Director, Tony McIlwain, stated that the property was rezoned from its initial annexation, December 23, 1986, zoning of “R-1” (Single-Family Residential District) to “B-3” (Local Business District) on November 10, 2009. He also stated that the subject property was platted and was filed for record on August 21, 2013.

Mr. McIlwain also stated that Staff recommended approval of the rezone request from “B-3” (Local Business District) to “B-4” (Business District). The “B-4” zoning district allows the proposed use.

Staff notified thirty-one (31) surrounding property owners that own land within 400 feet of the subject site regarding this request. Two responses in opposition were received by staff from Mr. Juan J. Vazquez Pagan and from Ray and Martha Castorena.

Mr. Ace Reneau, 102 N. College Street, Killeen, Texas, was present to represent this request.

Mr. Giovanni Izary, 2809 Alpine Fir Road, Harker Heights, Texas, was also present to represent this request.

Mr. Jack Smith, 3005 Sun Temple Circle, Copperas Cove, Texas, spoke in support of the request.

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

Commissioner Payton motioned to recommend approval of the request. Commissioner Cooper seconded. The motion passed 6 to 0.

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