

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
DECEMBER 16, 2019**

**CASE #Z19-29  
"B-3" to "R-2"**

**HOLD** a public hearing and consider a request submitted by Mitchell & Associates, Inc. on behalf of Dusty Inc., C/O Rick Morris (**Case #Z19-29**) to rezone part of Lot 3, Block 1, Morris Subdivision Phase One, from "B-3" (Local Business District) to "R-2" (Two-family Residential District). The property is addressed as 1011 Anna Lee Drive, Killeen, Texas.

Vice Chairman Latham requested staff comments.

Jerry Millard, Senior Planner stated that this request was submitted by Mitchell & Associates, Inc. on behalf of Dusty Inc. c/o Rick Morris. The applicant is requesting to rezone 1011 Anna Lee from "B-3" (Local Business District) to "R-2" (Two Family Residential District) and the intent is duplex development.

Staff notified fifty-seven (57) surrounding property owners that own land within 400' of the subject site regarding this request. Three responses have been received in support of the request. Staff recommended approval of the applicant's "R-2" (Two Family Residential District) zoning request.

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

Vice Chairman Latham opened the public hearing.

Mr. Charles McVey and Mr. Moshe Schrauth of 2906 Lawndale Street, Killeen, Texas, were present to speak against the request. Some of their concerns were the increase in crime and decrease in property value.

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

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

Vice Chairman Latham stated that the request will be forwarded to City Council with a recommendation for approval.