

**PLANNING AND ZONING COMMISSION MEETING
FEBRUARY 24, 2014**

**CASE #Z14-01
R1-A TO R-2**

HOLD a public hearing and consider a request by RSBP Developers, Inc. to rezone Lots 1 - 3, Block 15, Purser Crossing, Phase One from R1-A (Single-Family Garden Home Residential District) to R-2 (Two-Family Residential District) for duplex development. The properties are locally known as 3104, 3102 and 3100 John Helen Drive, Killeen, Texas.

Chairman Frederick requested staff comments.

City Planner, Tony McIlwain stated that this is a request that affects three lots and the intent is to rezone them from garden home use to two family use and as discussed in the workshop R-2 zoning is in the vicinity as well as R-1 and R1-A. The applicant's request is consistent with the FLUM which calls for 'General Residential' character in the area.

Staff notified three surrounding property owners and no responses have been received at this time. Staff recommended approval of the applicant's request.

Ms. Michelle Lee, Killeen Engineering & Surveying, 2901 E. Stan Schlueter Loop, Killeen, Texas, was present to represent this request. The lots in questions are isolated by themselves, just to the west are R-2 lots, to the north is also R-2, and to the east and southeast is a regional detention pond.

Chairman Frederick opened the public hearing.

Mr. Gary Purser, Jr., 6503 Wells Fargo, Killeen, spoke in support of this zoning request.

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

Commissioner Butler motioned to recommend approval of the zoning request. Vice Chair Dorroh seconded the motion. The motion passed 7-0.

Chairman Frederick stated that this will be forwarded to City Council on March 11, 2014, with a recommendation to approve.