

**PLANNING AND ZONING COMMISSION MEETING
SEPTEMBER 14, 2015**

**CASE #Z15-24
B-4 TO B-5**

HOLD a public hearing and consider a request by Killeen EGS Property, Ltd. to rezone approximately 28.290 acres, out of the Azra Webb Survey, Abstract No. 857, from B-4 (Business District) to B-5 (Business District) for commercial use. The property is located on the southeast corner of W. Stan Schlueter Loop (FM 3470) and S. Fort Hood Street, Killeen, Texas.

Chairman Frederick requested staff comments

City Planner, Tony McIlwain, stated that this request is to rezone an unplatted parcel from “B-4” (Business District) to “B-5” (Business District). The property is located at the southeast corner of the intersection of W. Stan Schlueter Loop and S. Fort Hood Street and is locally known as 4800 S. Fort Hood Street, Killeen, Texas. The applicant rezoned this property on November 8, 20011 from ‘A’ and ‘R-1’ to B-4. The intent is to further rezone it to B-5 for speculative purposes, the other four corners are all zoned B-5.

This request to rezone is consistent with the Comprehensive Plan.

Staff notified nine surrounding property owners with the 200 foot notification area and no responses have been received.

Staff recommended approval of the applicant’s rezoning request.

Mr. Benjamin Purser, Killeen Engineering and Surveying, 2901 E. Stan Schlueter Loop, Killeen, Texas 76541, was present to represent this request. Mr. Purser stated they have been in negotiations with prospective buyers and they want something that is less restrictive.

Chairman Frederick opened the public hearing. With no one requesting to speak the public hearing was closed.

Commissioner Butler motioned to recommend approval of the B-5 zoning request. Vice Chair Dorroh seconded the motion. The motion passed unanimously.

Chairman Frederick stated that the zoning case will be forwarded to City Council with a recommendation to approve.