

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

**CASE #Z15-21  
R-2 TO B-3**

**HOLD a public hearing and consider a request by Eunhee Stewart to rezone Lot 2, Block 2, Park Lane Addition (unrecorded) and part of Lot 3, Block 'A', Susan Spofford Subdivision, from R-2 (Two-Family Residential District) to B-3 (Local Business District). The properties are located on the north right-of-way of York Avenue, east of Fort Hood Street, and are locally known as 1129 and 1107 York Avenue, Killeen, Texas.**

Chairman Frederick requested staff comments.

Senior Planner, Charlotte Hitchman, stated that Mr. Eunhee Stewart submitted this request to rezone 1107 and 1129 York Avenue, Killeen, Texas, from "R-2" (Two-Family Residential District) to "B-3" (Local Business District) for commercial use. The property is located east of Fort Hood Street, along the north right-of-way of York Avenue. The property is currently vacant and there is a mixture of existing commercial and multifamily uses in the vicinity.

This area is designated as 'General Commercial' on the Future Land Use Map (FLUM) of the Comprehensive Plan. The zoning request is consistent with the intent of the Comprehensive Plan.

The staff notified 21 (twenty-one) surrounding property owners regarding this request. No responses have been received at this time.

Staff recommended approval of the applicant's zoning request from "R-2" to "B-3" as this request is compatible with the surrounding uses.

Mr. Phillip Marley, 263 Buggy Road, Killeen, Texas was present to represent this request. Mr. Marley stated that the property owner to the west is planning to pave the property and use it as additional parking for her customers.

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 requested zoning. Commissioner Harkin seconded the motion. The motion passed unanimously.

Chairman Frederick stated that this request will be forwarded to City Council with a recommendation to approve.