

**PLANNING AND ZONING COMMISSION MEETING
AUGUST 17, 2015**

**CASE #Z15-20
R-1 to B-3**

HOLD a public hearing and consider a request by the Betty Passarelli Estate to rezone Lot 4A, Block 1, Jasper Heights from R-1 (Single-Family Residential District) to B-3 (Local Business District). The property is locally known as 2007 Trimmier Road, Killeen, Texas.

Vice Chair Dorroh stepped down from the dais.

Chairman Frederick requested staff comments.

Senior Planner Charlotte Hitchman, stated that this request is to rezone 2007 Trimmier Road, Killeen, from R-1 (Single-Family Residential District) to B-3 (Local Business District). The applicant is rezoning the property to allow for future commercial use. This area is designated as 'General Residential' on the Future Land Use Map (FLUM) of the Comprehensive Plan.

The staff notified sixteen (16) surrounding property owners within a 200' notification boundary. Staff has received one protest from Billy and Tracie Young, owners of 908 Illinois Avenue, Killeen, Texas.

Staff stated that they did not support commercial zoning at this location. The Planning staff presented this item to the Planning and Zoning Commission in a previous workshop on May 19, 2014. At that time staff supported "B-1" (Professional Business District) zoning for the site. However, upon further review and internal discussion of this zoning request, staff supports preservation of the residential integrity of the Jasper Heights neighborhood.

Ms. Dyanna Skrhak, 2007 Trimmier Rd., Killeen, Texas 76541, was present to represent this request.

Chairman Frederick opened the public hearing.

Bill Kliwer, 2100 Trimmier Road and Lisa Truitt, ERA Colonial, Harker Heights, Texas 76548 spoke in support of this request.

Commissioner Alvarez motioned to recommend approval of the B-3 zoning request. Commissioner Johnson seconded the motion. The motion failed 2-3.

Commissioner Dillard motioned to recommend approval of B-2 zoning. Commissioner Johnson 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 B-2.

Vice Chair Dorroh returned to the dais.