

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
AUGUST 15, 2016**

**CASE #Z16-15
R-1 and B-3 to B-3**

HOLD a public hearing and consider a request submitted by Kay Hedden to rezone approximately 1.691 acres, being part of Lot 1, Block 1, Sandefur Addition, from R-1 (Single-Family Residential District) and B-3 (Local Business District) to B-3 (Local Business District). The property is located along the north right-of-way of W. Stan Schlueter Loop (FM 3470), west of Old Florence Road, Killeen, Texas. The property is locally known as 107 W. Stan Schlueter Loop, Killeen, Texas.

Chairman Frederick asked for staff comments

City Planner Tony McIlwain stated that this is the zoning component of the Kay H. Addition plat that was approved. The request is to rezone approximately 1.691 acres, being part of Lot 1, Block 1, Sandefur Addition, from “R-1” (Single-Family Residential District) and “B-3” (Local Business District) to “B-3” (Local Business District). If approved, it will enlarge the “B-3” zoning of this property by .279 acre. 1.412 acres of this property was rezoned from “R-1” (Single-Family Residential District) to “B-3” (Local Business District) on January 14, 2014 per Ordinance no. 14-003.

The staff notified seventeen (17) surrounding property owners regarding this request. Staff has received no responses.

Staff recommends approval of “B-3” (Local Business District) zoning for the site.

Mr. Bob Mitchell, Mitchell & Associates, 102 N. College was present to represent this request.

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

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