Hold a public hearing and consider a request submitted by Tracy Epting on behalf of Marlboro Heights Missionary Baptist Church Inc. **(Case# Z25-15)** to rezone approximately 0.52 acres, being Lots 23, 24 and 25, Block 12, out of the Marlboro Heights Revised Addition, from "R-1" (Single-Family Residential District) to "B-3" (Local Business District). The subject properties are locally addressed as 3103 and 3105 Longview Drive and 706 Rev R A Abercrombie Drive, Killeen, Texas.

Ms. Lopez presented the staff report for this item. She stated that the applicant has submitted a permit for an accessory structure, but due to the proposed location of the structure, the required side yard setbacks in the "R-1" (Single-Family Residential District) zoning district would not permit an accessory structure to be located closer than twenty-five (25) feet from the side property line. The purpose of the request for "B-3" (Local Business District) is to reduce the side yard from twenty-five feet to ten feet, which would allow for the accessory structure to be built in the proposed location.

The subject property is located within the 'Neighborhood Infill' growth sectors on the Growth Sector Map and is designated as 'Residential Mix' (RM) on the Future Land Use Map (FLUM).

Ms. Lopez stated that staff finds that the applicant's request is consistent with the recommendation outlined in the Killeen 2040 Comprehensive Plan. Therefore, staff recommends approval of the applicant's request to rezone the property from "R-1" (Single-Family Residential District) to "B-3" (Local Business District) as presented.

The agent, Ms. Tracy Epting, was present to represent the request.

Chairman Minor opened the public hearing at 5:05 p.m.

With no one wishing to speak, the public hearing was closed at 5:05 p.m.

Commissioner Wilson moved to recommend approval of the applicant's request as presented. Commissioner Giacomozzi seconded, and the motion passed by a vote of
6 to 0.