

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
JUNE 1, 2015**

**CASE #Z15-09
B-1 TO B-2**

HOLD a public hearing and consider a request by Fred and Linda Garvin (Case #Z15-09) to rezone Lot 5, Block 33, Crescent Manor, 2nd Extension, from B-1 (Professional Business District) to B-2 (Local Retail District). The property is locally known as 1507 S. W.S. Young Drive, Killeen Texas.

Chairman Frederick requested staff comments.

Commissioner Cooper stepped down.

City Planner Tony McIlwain stated that this request was submitted by Mr. Garvin to rezone from “B-1” (Professional Business District) to “B-2” (Local Retail District) for a prospective photography studio. The property was last rezoned from “R-1” to “B-1” on September 27, 2005. Water, sanitary sewer, and drainage utility services are readily accessible to the subject property. South W.S. Young Drive is classified as a 110’ principal arterial on the City’s Thoroughfare Plan. The property is designated as ‘General Residential’ on the Comprehensive Plan’s Future Land Use Map (FLUM).

Staff notified twenty-six (26) surrounding property owners within the 200’ notification area and received four responses with one protesting the rezoning.

Staff supports the applicant’s “B-2” (Professional Business District).

Mr. Fred D. Garvin Sr., 2859 Stagecoach Road, Killeen, Texas, and Mr. Tom Shuttleworth, Belton, Texas, were present to represent this request.

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-2” request. Vice Chair Dorroh seconded the motion. The motion passed 6–0 (Commissioner Cooper abstained from voting).

Chairman Frederick stated that the zoning case will be forwarded to City Council on June 23, 2015, with a recommendation to approve.