

**PLANNING AND ZONING COMMISSION MEETING
MARCH 3, 2014**

**CASE # Z14-07
B-5 TO R-2**

HOLD a public hearing and consider a request submitted by Killeen Sunflower, Inc to rezone approximately 0.92 acre, part of the Thomas Robinett Survey, Abstract No. 686 from B-5 (Business District) to R-2 (Two-family Residential District) for a duplex development. The property is located on the west right-of-way of Bachelor Button Road at the south west intersection of Bachelor Button Blvd and Watercrest Road, Killeen, Texas.

Vice Chair Dorroh requested staff comments.

City Planner, Tony McIlwain, stated that this request follows a previous zoning request to change property from B-5 to R-2. Killeen Sunflower, Inc. is petitioning to rezone the remaining 0.92 acres from B-5 to R-2. If approved, this item will have to be forwarded to City Council for their consideration as it will require a Future Land Use Map amendment.

The staff notified 4 surrounding property owners regarding this request. No responses were received.

Staff recommends approval of the request to change the zoning designation of the subject property to "R-2" Two-Family Residential District which is compatible with the adjacent properties

Ms. Michelle Lee, Killeen Engineering & Surveying, 2901 E. Stan Schlueter Loop, Killeen, Texas, was in attendance to represent this request.

Vice Chair Dorroh opened the public hearing. The public hearing was closed.

Commissioner Butler motioned to recommend approval of the zoning request. Commissioner Dehart seconded the motion. The motion passed 7-0.

Vice Chair Dorroh stated that this will be forwarded to City Council on March 25, 2014 with a recommendation to approve.