

**PLANNING AND ZONING COMMISSION MEETING
APRIL 21, 2014**

**CASE #Z14-11
B-2 & B-5 TO R-2**

HOLD a public hearing and consider a request by Bok Suk Baldwin to rezone Lots 1 - 16, Block 1, Gentle Grove Addition, Phase III from B-2 (Local Retail District) and B-5 (Business District) to R-2 (Two-Family Residential District) for a duplex development. The property is located on the east right-of-way of Old F.M. 440, across from Anna Lee Drive, Killeen, Texas.

Chairman Frederick requested staff comments.

City Planner, Tony McIlwain, stated that this is part of a plat that was approved by the Commission, Gentle Grove Addition Phase III, and is a request to rezone Lots 1-16, Block 1, Gentle Grove Addition, Phase III, from B-2 (Local Retail District) and B-5 (Business District) to R-2 (Two-Family Residential District). The applicant is rezoning the property to develop 16 lots for duplex use. The property is located east of Old FM 440, across from Anna Lee Drive Killeen, Texas.

The property is currently undeveloped and vacant; the applicant has submitted a plat for residential use for this area, which is part of Gently Grove Addition, Phase III, recorded in document # 2014-00007938.

Staff notified seventeen (17) surrounding property owners regarding this request. No responses were received.

Staff recommended approval of the request to change the zoning designation for Lots 1-6, Block 1 to R-2 (Two-Family Residential District). The remainder of the applicant's property which is platted as Lot 1, Block 1, Gentle Grove Addition, Phase III will remain zoned as B-2 and B-5.

Ms. Baldwin, 2403 Southport Drive, Killeen, Texas, was in attendance 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 to rezone the property to R-2. Commissioner Cooper seconded the motion. The motion passed 8-0.

Chairman Frederick stated that this will be forwarded to City Council on May 13, 2014, with a recommendation to approve.