

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
MARCH 6, 2017**

**CASE #Z17-02
R-1 to B-1**

HOLD a public hearing and consider a request submitted by Darvin and Shelre Holden to rezone Lots 19 and 20, Block 3, Highview Addition, from “R-1” (Single-Family Residential District) to “B-1” (Professional Business District). The properties are located along the west right-of-way of Florence Road, approximately 130’ north of W. Bryce Avenue. The properties are locally known as 815 and 817 Florence Road, Killeen, Texas.

City Planner Tony McIlwain stated that Darvin and Shelre Holden plan to transition their property to commercial for an office use and to mitigate the non-conforming required yard setbacks for the Knowledge is Power Ministries’ church. The subject properties have not been used for residential purposes for several years; nor have the properties retained a residential character or appearance during this time. Staff is of the determination that the applicant’s zoning request is consistent with other properties that have transitioned to commercial or non-residential uses. Additionally, the existing Knowledge is Power Ministries’ church does not meet the required yard setbacks of 25’ as required by Killeen Code of Ordinances Section 31-188 (2). At a minimum, the “B-1” zoning will allow the church to mitigate the side yard setback down from 25’ to 10’. Furthermore, the “B-1” zoning district will limit the scope of allowable commercial uses along this block. Staff recommends approval of the applicant’s request for “B-1” zoning.

The staff notified twenty-seven (27) surrounding property owners within a 200’ notification boundary regarding this request.

Mr. Darvin Holden, 4302 Esta Lee Avenue, Killeen, Texas, 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 approve the request. Commissioner Cooper seconded the motion. The motion passed unanimously.

Chairman Frederick stated that this request will be forwarded to City Council with a recommendation to approve.