

**PLANNING AND ZONING COMMISSION MEETING
DECEMBER 7, 2015**

**CASE #Z15-28
R-1 TO B-3**

HOLD a public hearing and consider a request by LIBSQ II, L.P. to rezone Lot 10, Block 1, Bellaire Addition Section I, from “R-1” (Single-family Residential District) to “B-3” (Local Business District). The property is located on the southwest corner of E. Jasper Drive and Trimmier Road and is locally known as 908 Jasper Drive, Killeen, Texas.

Chairman Frederick requested staff comments.

City Planner Tony McIlwain stated this property is currently zoned “R-1” and is part of a block that is zoned “R-1” in its entirety. This property is a corner lot with access directly onto Jasper Drive and faces another single-family home to the north. The property abuts single family homes to the west and south. The eastern boundary is located adjacent to Trimmier Road and is across the street from an existing “B-2” (Local Retail District) zoned office park.

Staff notified sixteen (16) surrounding property owners within the 200 foot notification boundary and no responses have been received.

Staff recommended approval of “B-1” (Professional Business District) for this site. The “B-1” zoning district is the most restrictive non-residential zoning designation under Chapter 31 and allows *office, general business* uses as well. This property is located at the corner of a busy signalized intersection and is an appropriate site for low-scale general office use.

Mr. Tyler Spears, 1500 W. 30th Street, Austin, Texas, was present to represent this request. He stated that the intent for development of this property is to have flexibility and a community friendly business.

Chairman Frederick opened the public hearing.

Mr. William Graham, the owner of 906 Bellaire Drive, was in opposition to the zoning request. His concerns were traffic mobility, vehicles blocking driveways, blocked mailboxes and he also stated that children walk in the street to go around construction signs.

Mr. Tyler Spears informed the commission that the owner for this property is also the owner of Liberty Square across the street.

With no one else requesting to speak, the public hearing was closed.

Commissioner Johnson motioned to recommend approval of “B-2” zoning for Case #Z15-28.

Commissioner Cooper seconded the motion. The motioned was approved 5-1 with Commissioner Harkin in opposition and Vice Chair Dorroh abstaining from voting.

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

Vice Chair Dorroh returned to the dais.