

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
MARCH 7, 2016**

**CASE #Z16-03
R-1 to B-1**

HOLD a public hearing and consider a request by Amr A. Abdelazeem to rezone Lot 11, Block 1, Bellaire Addition, Section I, from R-1 (Single-family Residential District) to B-1 (Professional Business District) for an office. The property is located at the northwest intersection of Bellaire Drive and Trimmier Road and is locally known as 909 Bellaire Drive, Killeen, Texas.

Chairman Frederick requested staff comments.

Senior Planner Charlotte Hitchman stated that Amr Abdelazeem is requesting a change of zoning from “R-1” (Single-Family Residential District) to “B-1” (Professional Business District). The property is locally known as 909 Bellaire Drive. The applicant has listed engineering/ architect office as the desired use for the zoning request.

The staff notified fourteen (14) surrounding property owners within a 200’ notification boundary regarding this request. Staff has received one response. One response in opposition was faxed to the planning division which was received March 8, 2016.

Staff recommends approval of “B-1” (Professional Office District) zoning 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 intersection and is an appropriate site for low-scale general office use.

Mr. Amr Abdelazeem, 909 Bellaire Dr, Killeen, Texas, was present to represent this request.

Chairman Frederick opened the public hearing.

Mr. William Graham and Mr. Clark Butts spoke in support of the rezone request. They both stated that Mr. Abdelazeem had met with the property owners and they support B-1 zoning for the property.

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

Commissioner Cooper motioned to recommend disapproval of “B-1” zoning. Commissioner Dorroh seconded the motion. The motion failed with a vote of 2-5.

Commissioner Dillard motioned to recommend approval of “B-1” as recommended by staff for zoning case #Z16-03. Commissioner Alvarez seconded the motion. The motioned passed 5-2.

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