

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

**CASE # Z14-08
R-1 TO B-5 AND R-2**

B. HOLD a public hearing and consider a request submitted by Carol Daude, Trustee of the Margaret Dorothy Stefek Marital Trust to rezone approximately 9.985 acres, part of the A. Webb Survey, Abstract No. 857 from R-1 (Single-family Residential District) to B-5 (Business District) and R-2 (Two-family Residential District). The property is located on the west right-of-way of Old Florence Road approximately 1500 feet south of E. Elms Road, Killeen, Texas.

Vice Chair Dorroh requested staff comments.

City Planner, Tony McIlwain, stated that this is the second component of the request. The request is to rezone approximately 4.261 acres from “R-1” (Single-Family Residential District) to “R-2” (Two-Family Residential District) and 5.364 to “B-5” (Business District)”. Considering the previous motion recommend disapproval of the Future Land Use Map, the Planning and Zoning Commission can consider a zoning district less than B-5 if the applicant is willing to accept or the B-5 can be recommended for disapproval.

The staff notified 47 surrounding property owners regarding this request. Staff has received two protests. Mr. Holt, whose property is surrounded by the area of the request, is concerned about the zoning change impacting his utility and access easements. Ms. Ross is protesting because she does not have enough information about the request. Ms. Octavia Meadows would like to keep this area as a Single-Family Residential District.

Mr. David Olson, Mitchell & Associates, Inc. 102 N. College, Killeen, Texas, was in attendance to represent this request. Mr. Olson stated that the applicant is willing to accept B-3 zoning designation for the property adjacent to Old Florence Road.

Vice Chair Dorroh opened the public hearing.

Frances Guerrero, 301 Deloris Drive, Killeen, Texas, had questions regarding the development. Staff answered her questions.

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

Commissioner Dillard motioned to recommend approval for R-1 to B-3 and R-2. Commissioner Butler seconded the motion. The motion passed 6-1, with Commissioner Hoover in opposition.

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