

**PLANNING AND ZONING COMMISSION MEETING
OCTOBER 5, 2015**

**CASE #Z15-27
B-2 TO R-1**

HOLD a public hearing and consider a request by Galdino and Maria Rodriguez to rezone approximately 0.216 acre, being part of Block 1, Strip 6, Harbour Addition from B-2 (Local Retail District) to R-1 (Single-Family Residential District) for single family use. The property is locally known as 505 Harbour Avenue, Killeen, Texas.

Chairman Frederick requested staff comments.

City Planner, Tony McIlwain, stated that this request is submitted by Galdino and Maria Rodriguez to rezone approximately 0.216 acre, being part of Block 1, Strip 6, Harbour Addition, from “B-2” (Local Retail District) to “R-1” (Single-Family Residential District). The property is locally known as 505 Harbour Avenue, Killeen, Texas. This property was rezoned from “R-3” (Multifamily Residential District) to “B-2” (Local Retail District) on May 28, 2008, per Ordinance #08-034. . There is an approximate 10’ wide strip that allows access to the property addressed as 501 Harbour Avenue, which is located to the rear of the subject property. The block in which the subject site is located is a mix of commercial and residential land uses. The applicant’s request is consistent with the Comprehensive Plan.

The staff notified fifteen (15) surrounding property owners within a 200’ notification boundary. Staff has received no protests.

Staff recommended approval of the applicant’s “R-1” rezoning request.

Ms. Maria Rodriguez, 2711 Creek Place Drive, 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 recommend approval of the “R-1” request. Commissioner Cooper seconded the motion. The motion passed unanimously.

Chairman Frederick stated that the zoning case will be forwarded to City Council with a recommendation to approve.