

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

**CASE #Z15-31  
B-2 TO R-2**

**HOLD a public hearing and consider a request by Steven Swartz and Gerald Nunn to rezone Lot 1, Block 1, Esposito Addition West, from “B-2” (Local Retail District) to “R-2” (Two-Family Residential District). The property is located at the northeast intersection of King’s Court and Florence Road and is locally known as 101 King’s Court, Killeen, Texas.**

Chairman Frederick requested staff comments.

Senior Planner Charlotte Hitchman stated that this request is to rezone 101 King’s Court being Lot 1, Block 1, Esposito Addition West, from “B-2” (Local Retail District) to “R-2” (Two-Family Residential District). The applicant is rezoning the property to develop for duplex use. The property is located along the east side of Florence Road, north of Granada Drive Killeen, Texas.

The property is undeveloped and vacant. This location is surrounded by a mixture of residential uses from “R-1” (Single-Family Residential) to “R-3” (Multi-Family Residential). The rezone request is consistent with the Comprehensive Plan.

The staff notified thirteen (13) surrounding property owners regarding this request. No responses were received.

Staff recommended approval of the request to change the zoning designation of the subject property to “R-2” (Two-Family Residential District) as it is consistent with the Comprehensive Plan and surrounding land uses.

Mr. Steven Swartz, 1502 Harvest Drive, Nolanville, TX, was present to represent this request.

Chairman Frederick opened the public hearing. With no one requesting to speak, the public hearing was closed.

Commissioner DeHart motioned to recommend approval of the requested zoning for Case Z15-31. Commissioner Dillard seconded the motion. The motioned was approved unanimously.

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