

**PLANNING AND ZONING COMMISSION MEETING  
MARCH 2, 2015**

**CASE #Z15-04  
R-1 to B-5**

**HOLD a public hearing and consider a request by Bellpass, Inc. to rezone approximately 2.9 acres, out of the T. Robinett Survey, Abstract No. 686, from R-1 (Single-Family Residential District) to B-5 (Business District). The property is located on the southeast corner of Carpet Lane and Elms Road, Killeen, Texas.**

Chairman Frederick requested staff comments.

Senior Planner Charlotte Humpherys, stated that Bellpas, Inc. submitted a request to rezone 2.9 acres out of the Thomas Robinette Survey, Abstract No. 686, from “R-1” (Single-Family Residential District) to “B-5” (Business District). The property is located at the southeast corner of the intersection of W. Elms Road and Carpet Lane, Killeen, Texas.

Staff notified 42 surrounding property owners within the 200’ notification boundary and no responses have been received.

Staff recommended approval of “B-3” (Local Business District) for the property. At 2.9 acres, the property has sufficient land area to support a small shopping/ retail operation or other associated uses. The “B-3” zoning also reduces potential land use incompatibilities that may arise with abutting single-family residential development. This tract does not abut any commercially zoned property.

Mr. Bob Mitchell, Mitchell and Associates, Inc., 102 N. College, 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.

Commissioner Alvarez motioned to recommend approval of B-3 zoning. Commissioner Butler seconded the motion. The motion passed 8–0.

Chairman Frederick stated that this request will be forwarded to City Council, on March 24, 2015, with a recommendation to approve.