

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
MAY 15, 2017**

**CASE #Z17-14
B-5 to R-2**

HOLD a public hearing and consider a request submitted by Emmons Investments, G.P., to rezone Lot 1, Block 9, Roberts Addition, Section Three Amended, from “B-5” (Business District) to “R-2” (Two Family Residential District). The property is locally known as 2900 W. Elms Road, Killeen, Texas.

Chairman Frederick requested staff comments.

City Planner, Tony McIlwain, stated that the subject property was platted as Lot 1, Block 9, Roberts Addition, Section Three Amended. The property was rezoned from residential to commercial in 2002. The ‘General Residential’ designation encompasses detached, residential dwelling units, attached housing types, planned developments, as well as parks and public/ institutional places.

The staff notified thirty-two (32) surrounding property owners regarding this request. Staff has received no protests at this time. The property is compatible with the FLUM and the surrounding zoning of neighboring lands. The property owner plans on building 56 duplex units which will generate 533 vehicle trips per day, with 42 trips during the peak AM hour and 56 trips during the peak PM hour. Staff recommends approval of the applicant’s “R-2” zoning request.

Mr. David Mojica, Belton Engineering, Inc., 106 N. East Street, Belton, Texas, was present to represent this request.

Chairman Frederick opened the public hearing.

Ms. Victoria Johnson, 3003 Tom Lockett Drive, Killeen, Texas 76549, had questions regarding setbacks and what was going to be built. City Planner McIlwain stated that the developer would have to follow the City of Killeen Code of Ordinances when developing the property.

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

Commissioner Harkin motioned to recommend approval of “R-2” (Two Family Residential District). Commissioner Purser seconded the motion. The motion passed by a vote of 6 to 0.

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