

MINUTES
PLANNING AND ZONING COMMISSION MEETING
Z25-40
“B-2” to “B-5”

Hold a public hearing and consider a request submitted by Dominic Vo on behalf of Hoang, Kim Anh Revocable Living Trust (**Case# Z25-40**) to rezone approximately 1.313 acres out of the Robert Cunningham Survey, Abstract No. 199 and Eugene La Sere Survey, Abstract No. 528 (also known as part of Lot 16 Llewellyn Estates #3 unrecorded subdivision) from “B-2” (Local Retail District) to “B-5” (Business District). The subject property is locally addressed as 4801 Onion Road, Killeen, Texas.

This item was presented to the Commission during their Work Session. Ms. Lopez was available to answer questions.

Dominic Vo of All City Real Estates was present to represent the request.

Chairman Purifoy opened the public hearing at 5:45 p.m.

Ms. Melissa Brown spoke in opposition to this request. She stated that “B-5” (Business District) allows for a wide range of uses, including mechanic shop, car dealership and storage facility, which could increase traffic in the area, especially the ingress and egress of Onion Road. Ms. Brown stated that Onion Road is rural, and this development would not fit the character of the area. She stated that keeping the current lighter intensity zoning designation would allow it to be compatible with the 2040 Comprehensive Plan and contribute to creating a complete neighborhood.

With no one else wishing to speak, the public hearing was closed at 5:47 p.m.

Commissioner Cooper asked what the proposed use of the property is. Chairman Purifoy called the agent, Mr. Dominic Vo, back up to address Commissioner Cooper’s inquiry.

Mr. Vo stated that the proposed use is a salon suite or office space for rent.

Commissioner Cooper stated that there are currently two salon suites across the subject property that are empty for years and the road is dangerous due to the slope on Onion Road.

Commissioner Cooper moved to recommend disapproval of the applicant’s request. The motion died for lack of second.

Commissioner Giacomozzi moved to recommend approval of the applicant’s request as presented. Commissioner Rowe seconded, and the item was opened for discussion.

Commissioner Giacomozzi stated that he agreed with the recommendation made by staff. Commissioner Cooper expressed concern with allowing a higher intensity zoning district when the intended use could be accomplished with a more restrictive zoning designation. She also expressed concern for the wide range of allowable uses within the “B-5” (Business District) zoning district.

Chairman Purifoy called for the vote. The motion to recommend approval of the applicant’s request passed by a vote of 3 to 1 with Commissioner Cooper in opposition.

Commissioner Cooper stated she was in opposition due to the fact that requested “B-5” (Business District) zoning district has a broad spectrum of permitted uses, and the intended use of the property could be accomplished with a more restrictive zoning designation, such as “B-2” (Local Retail District) or “B-3” (Local Business District).