

MINUTES
PLANNING AND ZONING COMMISSION MEETING
May 02, 2022

CASE #FLUM22-19
'GC' to 'RC-MIX'

HOLD a public hearing and consider a request submitted by Lawrence Passariello, on behalf of PCW Investments LLC (FLUM# 22-19) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'General Commercial' (GC) designation to a 'Residential-Commercial Mix' (RC-MIX) designation for approximately 0.71 acres out of the Norman's Addition Survey, Block 9, Lots 5 and 6. The property is locally addressed as 72 Arlee Street, Killeen, Texas.

Ms. Larsen briefed the Commission regarding the applicant's request. She stated that staff recommends approval of the applicant's request to amend the FLUM designation from 'General Commercial' (GC) to 'Residential-Commercial Mix' (RC-MIX) for the portion of the property located west of the unimproved alley, only. Ms. Larsen stated that staff recommends that the portion east of the unimproved alley (facing Wilmer Street) remain designated 'General Commercial' (GC).

The property owner, Mr. Lawrence Passariello, was present to represent this case.

Chairman Latham opened the public hearing.

Mrs. Monique Mendoza of 57 Wilmer Street spoke in opposition of the request. She noted concerns regarding increased negative activity in the area such as arson, theft, trash, and squatters. She also noted concerns regarding families residing so close to the railroad tracks.

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

Commissioner Minor made a motion to approve the request. Commissioner Gukeisen seconded, and the motion passed by a vote of 4 to 0.

Clarification was requested by staff whether the approval was for the applicants request or staff's recommendation. After a brief discussion, a motion was made to reconsider the item by Commissioner Minor. Commissioner Gukeisen seconded, and the motion passed by a vote of 4 to 0.

Commissioner Minor made a motion to approve the request as presented by the applicant. Commissioner Jones seconded, and the motion passed by a vote of 3 to 1 with Commissioner Gukeisen. Commissioner Gukeisen stated that he supported staff's recommendation.