

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
MARCH 6, 2017**

**CASE FLUM #Z17-03
GENERAL RESIDENTIAL TO GENERAL COMMERCIAL**

A. HOLD a public hearing and consider a request submitted by Paula Lohse and John Goode, to amend the Future Land Use Map (FLUM) of the Comprehensive Plan, to change Lots 6 and 7, Block 36, and Lot 7, Block 35, Crescent Manor 2nd Extension, from a ‘General Residential’ designation to a ‘General Commercial’ designation for properties locally known as 1621 and 1623 Richard Drive and 1605 W.S. Young Drive, Killeen, Texas.

Commissioner Purser stepped away from the dais due to a potential conflict of interest for PH-3A and PH-3B.

Chairman Frederick requested staff comments.

City Planner, Tony McIlwain, stated that the property owners are looking to develop the property into an afterhours veterinary clinic. Staff was made aware that two (2) of the lots are already zoned commercial. Staff recommends approval of amending the Future Land Use Map from ‘General Residential’ to ‘General Commercial’ for the subject properties. This designation will facilitate commercial reinvestment along this corridor and allow a planned transition from residential to commercial use along this heavily trafficked corridor.

The applicant has submitted a concurrent request to rezone the subject property from “R-1” (Single-Family Residential District) to “B-3” (Local Business District).

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

Vice Chair Dorroh motioned to recommend approval of the designation of the properties from ‘General Residential’ to ‘General Commercial’. Commissioner Latham seconded the motion. The motion passed.

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