

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
JUNE 20, 2016**

**CASE #Z16-08
A-R1 TO B-3**

HOLD a public hearing and consider a request by Joaquin Carrasquillo to rezone approximately 0.5 acre, being part of the T. Robinett Survey, Abstract No. 686, from “A-R1” (Agricultural Single-Family Residential District) to “B-3” (Local Business District) for an insurance office. The property is located between W. Elms Road and Janelle Drive, approximately 1,177 feet west of Winfield Drive, Killeen, Texas.

Chairman Frederick requested staff comments.

City Planner Tony McIlwain stated that this is a proposal to rezone 0.5 acre, to “B-3” (Local Business District). The property is located between W. Elms Road and Janelle Drive, approximately 1,177 feet west of Winfield Drive, Killeen, Texas. This area is designated as ‘General Residential’ on the Future Land Use Map (FLUM) of the Comprehensive Plan. The ‘General Residential’ designation allows neighborhood-scale commercial uses. The tract does not lie within a FEMA regulatory Special Flood Hazard Area (SFHA).

The staff notified four (4) surrounding property owners regarding this request. Staff has received no responses.

Staff recommends approval of “B-3” (Local Business District) zoning for the site.

Mr. Joaquin Carrasquillo, 4200 W. Stan Schlueter Loop, 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.

Vice Chair Dorroh motioned to recommend approval of the request. Commissioner Beronio seconded the motion. The motion passed 6-0.

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