

**PLANNING AND ZONING COMMISSION MEETING
JANUARY 23, 2017**

**CASE FLUM #Z16-25
‘GENERAL RESIDENTIAL’ TO ‘GENERAL COMMERCIAL’**

HOLD a public hearing and consider a request submitted by Theresa Marie Hammond, Yeon Ok Park and Yeon Ok Choi Lee (FLUM#Z16-25) to amend the Comprehensive Plan’s Future Land Use Map (FLUM) to change a ‘General Residential’ designated area to ‘General Commercial’ designated area for Lots 6 and 8, Block 4, Sunset Addition. The properties are locally known as 307 and 309 Carter Street, Killeen, Texas.

Chairman Frederick requested staff comments.

City Planner, Tony McIlwain, stated this request is to change a ‘General Residential’ designated area to a ‘General Commercial’ designated area for Lots 6 and 8, Block 4, Sunset Addition. The properties are locally known as 307 and 309 Carter Street, Killeen, Texas. The applicant has submitted a concurrent request to rezone the subject properties from “R-1” (Single-Family Residential District) to “B-5” (Business District) for a proposed barbershop and cafe. During the review of the application staff did not support the applicant’s request for an amendment of the Future Land Use Map from ‘General Residential’ to ‘General Commercial’ for this area. This designation is not consistent with the existing, abutting residential community.

City Planner McIlwain also stated that during the workshop this evening there was some discussion that the zoning request or recommendation could change from B-5 to a more restrictive zoning such as “B-2”. A recommendation for “B-2” zoning would not require a FLUM amendment.

Mr. Dan Corbin, 603 N. 6th Street, Killeen, Texas, was present to represent this request. Commissioner Harkin stated that she did not support “B-5”.

After discussion by Commissioners related to the transition of residential to commercial land uses in the area, City Planner stated that the Commission could consider a ‘Residential Commercial Mix’ designation.

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 ‘Residential Commercial Mix’. Commissioner Peters seconded the motion. The motion passed 5-2 with Commissioners Harkin and McLaurin in opposition.

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