

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

**CASE #Z16-25
“R-1” to “B-5”**

HOLD a public hearing and consider a request submitted by Theresa Marie Hammond, Yeon Ok Park and Yeon Ok Choi Lee, to rezone Lots 6 and 8, Block 4, Sunset Addition, from “R-1” (Single-Family Residential District) to “B-5” (Business District) for a proposed barbershop and cafe. 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 the second component of the public hearing, and that the property owners request to rezone from “R-1” to “B-5” and the intent of the property owner is to redevelop the site. Staff does not support “B-5” (Business District) zoning for the two properties. The request is not consistent with the Comprehensive Plan’s Future Land Use Map (FLUM). The full range of the “B-5” zoning district allows land uses that are incompatible with the adjacent residential homes. Staff is in support of “B-2” (Local Retail District). This zoning would be more compatible with the surrounding properties.

The staff notified twenty-four (24) surrounding property owners regarding this request. No responses were received.

Mr. Dan Corbin, 603 N. 6th Street, 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 “B-2” (Local Retail District). Commissioner Cooper seconded the motion. The motion passed unanimously.

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