

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
JANUARY 6, 2020**

**FLUM #19-13
'GC' to 'GR'**

HOLD a public hearing and consider a request submitted by William Jones on behalf of Kyoung Enterprises, Inc., (**Case #FLUM 19-13**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'General Commercial' designation to a 'General Residential' designation for approximately 2.104 acres, being part of Lot 1, Block 1, Kyoung Commercial Addition. The property is addressed as 3804 W. Stan Schlueter Loop, Killeen, Texas.

Vice Chairman Latham requested staff comments.

Jerry Millard, Senior Planner, stated that Mr. Jones is requesting to change the Comprehensive Plan's Future Land Use Map (FLUM) from a 'General Commercial' designation to a 'General Residential' designation for approximately 2.104 acres. The property is addressed as 3804 W. Stan Schlueter Loop, Killeen, Texas.

Mr. Millard stated that staff recommended disapproval of the applicant's request. Staff is of the determination that this tract is appropriately designated as 'General Commercial' ('GC') and this request would result in a residential encroachment within the 'GC' area.

Mr. William Jones, 1239 CR 4818, Kempner, Texas, was present to represent the request. Mr. Jones stated that currently there is only one RV Park and there is a need for another RV park.

Commissioner Alvarez had concerns with the air quality in the area due to the proximity of the concrete mixing plant.

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

Commissioner Holly motioned to recommend disapproval of the FLUM amendment. The motion failed with the lack of second motion.

Commissioner Gukeisen motioned to recommend approval of the FLUM amendment. The motion failed with the lack of second motion.

Commissioner Ploeckelmann motioned to recommend disapproval of the FLUM amendment. Commissioner Holly seconded, and the motion passed by a vote of 4 to 1. Commissioner Gukeisen voted in opposition.

Vice Chairman Latham stated that the FLUM amendment will be forwarded to City Council with a recommendation for disapproval.