

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
DECEMBER 21, 2020**

**CASE #Z20-27
“B-3” to “B-4”**

HOLD a public hearing and consider a request submitted by Catalino Hernandez (**Case #Z20-27**) to rezone Lot Pt. 6, 7, Block 6, North Side Addition from “B-3” (Local Business District) to “B-4” (Business District). The property is addressed as 1401 N. 8th Street, Killeen, Texas.

Chairman Latham requested staff comments.

Mr. John Byrum, Senior Planner, presented the staff report for this item. Staff notified forty-eight (48) surrounding property owners regarding this request. Twenty-five (25) property owners reside outside of Killeen. Twenty-seven (27) of the forty-eight (48) notified are outside of the 200-foot notification boundary required by the State but within the 400-foot notification boundary required by Council. No responses have been received.

Mr. Byrum stated that, if approved, the applicant intends to convert the vacant property into an auto repair shop.

Staff recommended that the Commission recommend approval of the applicant’s request to rezone the property from “B-3” (Local Business District) to B-4” (Business District). Mr. Byrum noted that the requested zoning is consistent with the surrounding property uses and is compatible with the prevailing community character.

Mr. Catalino Hernandez, 1808 Mulford Street, Killeen, Texas, was present to represent the case.

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

Vice Chairman Alvarez motioned to recommend approval of the request. Commissioner Hodges seconded, and the motion passed by a vote of 6 to 0.

Chairman Latham stated that the request will be forwarded to City Council with a recommendation for approval.