

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
FEBRUARY 24, 2014**

**CASE #FLUM14-03  
GENERAL COMMERCIAL TO GENERAL RESIDENTIAL**

**HOLD a public hearing and consider a request by Killeen Sunflower, Inc., to revise the Comprehensive Plan's Future Land Use Map (FLUM) from 'General Commercial' to 'General Residential' for approximately 5.774 acres, part of the Thomas Robinett Survey, Abstract No. 686. The property is located along the south right-of-way of Watercrest Road, at the intersection of Bachelor Button Boulevard, Killeen, Texas.**

Chairman Frederick requested staff comments.

City Planner, Tony McIlwain, stated that this request is the result of a zoning request to change the property from B-5 to R-2. When reviewing the request it became apparent that a revision to the Comprehensive Plan's Future Land Use Map (FLUM) was necessary. The area on the FLUM is designated for 'General Commercial' use. A site visit was conducted and staff observed the emerging commercial development trends in the area, and noted the lack of commercial development along Watercrest Road, even with the right-of-way improvements. Watercrest Road is still a residential corridor. There have been zoning requests approved to encourage commercial development, such as the Family Dollar store. Staff noticed during the site visit that one strip center contained one anchor tenant and approximately 10 vacant lease spaces. The property in question has been zoned B-5 since 2005, and since that time there has not been any potential commercial development for the site. Clear Creek Road offers a higher degree of visibility for prospective commercial development.

Staff recommended approval of the amendment to the Future Land Use Map from 'General Commercial' to General Residential'.

Chairman Frederick opened the public hearing.

Mr. Gary Purser, Jr. 6503 Wells Fargo, Killeen, spoke in support to the amendment to the FLUM. He stated that this particular property was zoned B-5 in anticipation of selling the property, since there has been no interest for the past 10 years, he would like to move forward with the property.

The public hearing was closed.

Vice Chair Dorroh motioned to recommend approval of the change to the FLUM. Commissioner Butler seconded the motion. The motion passed 6-0 with Commissioner Cooper abstaining.

Chairman Frederick stated that this will be forwarded to City Council on March 11, 2014 with a recommendation to approve the amendment to the FLUM.