

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

**CASE #Z14-03
B-5 TO R-2**

HOLD a public hearing and consider a request by Killeen Sunflower, Inc., to rezone approximately 4.854 acres, part of the Thomas Robinett Survey, Abstract No. 686, from B-5 (Business District) to R-2 (Two-family Residential District). The property is locally known as 4602 Watercrest Road, Killeen, Texas.

Chairman Frederick requested staff comments.

City Planner, Tony McIlwain, stated that this request is the same site as the previous request and the intent is to rezone from B-5 to R-2. The property owner mentioned the property is immediately adjacent to other R-2 zoning, residential to the east and west along Watercrest Road, as well as the residential uses across the street on Fort Hood property.

Staff notified 18 surrounding property owners and received one response in support from Mr. Benjamin Purser.

Staff recommended approval of the request to change the zoning of the subject property, which is compatible with the adjacent properties.

Mr. Gary Purser, Jr., 6503 Wells Fargo, Killeen, was in attendance to represent this request. Mr. Purser also noted that the strip center that was mentioned earlier has nine vacant suites in it.

Commissioner Cooper said he felt, in his opinion, “the strip centers that are being put out there are crap. The strip centers are so insufficient for anybody that is going to run a business, which is why they have nine vacancies. That is my perception as to why there are nine vacancies. It should make money, so I am going to vote for that. They keep putting up crappy strip centers that you don’t want to put a business in”. Commissioner Cooper stated that the future land use map that the city has keeps changing every second of the day, “What is the future?” he asked.

Mr. Purser responded that in his 30 -40 years experience it is very difficult for mom and pop shops to lease a space and make it work. There is a lot of turn over even if strip centers are full; it is also very difficult for the real estate owner. Mr. Purser stated there is only a certain amount of commercial available that one can make a living off of. It takes roof tops to make commercial profitable. It becomes difficult to build something on a secondary road and make it financially work. The bigger players will be on Stan Schlueter Loop, Clear Creek

Road and highways. There is only a certain amount of commercial space that the market can sustain and therein lays the problem in making things work.

Commissioner Cooper thanked Mr. Purser for his opinion. Commissioner Cooper said it is a tightrope that is walked but we are talking about the future land use and clearly we keep eating into that future land use. Once the rooftops are there you no longer have the mom and pop capacity. It costs a million and a half to get on Stan Schlueter, anything else disappears because R-2's and R-1's have been built on it and put roof tops all in one little area and now there is no way that something can be in those areas. The future land use map says that this property is designated business, B-5, and is future land use and the future is as long as it takes sometimes.

Chairman Frederick opened the public hearing.

Mr. Ben Purser, 5706 Aquarius Drive, Killeen, spoke in support of the request to rezone.

With no one else requesting to speak, the public hearing was closed.

Vice Chair Dorroh motioned to recommend approval of this zoning request. Commissioner Steine seconded the motion. The motion passed 6 to 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.