

MINUTES
PLANNING AND ZONING COMMISSION MEETING
SEPTEMBER 18, 2023
CASE #FLUM# Z23-04
‘Residential Mix’ to ‘Regional Commercial’

HOLD a public hearing and consider a request submitted by Gerber Ochoa on behalf of Shah Motors, LLC (**FLUM#23-04**) to amend the Comprehensive Plan’s Future Land Use Map (FLUM) from a ‘Residential Mix’ designation to a ‘Regional Commercial’ designation, being approximately 4.63 acres, part of the R. A. McGee Survey, Abstract No. 561. This property is located south of Chaparral Rd and east of S Fort Hood St, Killeen, Texas

Mr. Hermosillo presented the staff report for this item. He stated that, if approved, the applicant intends to develop and Auto Sales and Repair Business on the property.

The subject property is located within the ‘Controlled Growth’ sector on the Growth Map and is designated as ‘Residential Mix’ (RM) on the Future Land Use Map (FLUM) of the Killeen 2040 Comprehensive Plan. Water would be provided by West Bell County Water Supply Corporation, and there is currently no sanitary sewer or drainage utility service available to the subject tract.

Mr. Hermosillo stated that staff finds the request is not consistent with the Killeen 2040 Comprehensive Plan or with the character of the surrounding area. Staff is of the determination that the proposed land use will not enhance the vibrancy of Killeen or further the City’s goal of ensuring that new development pays for itself. Therefore, staff recommends disapproval of the request as presented.

Mr. Gerber Ochoa and Mr. Ahmad Shah were present to represent the case.

Chairman Minor asked what the square footage of the building would be for this project. Mr. Ochoa stated that they did not have a definite square footage, but it should be about 5,000 sq. ft. and will include four offices and three shops for the dealerships.

Commissioner Rowe asked if Eugene Mayo owned the property. Mr. Ochoa explained that at the start of the process, he had owned the property and made the request on behalf of Mr. Shah. Since then, Mr. Shah has purchased the subject property.

Ms. Meshier stated that the Commission should only be evaluating the requested amendment to the Future Land Use Map at this time, not the proposed use of the property as a used car dealership. She stated that, if the FLUM amendment is approved, the applicant would need to come back with a subsequent request to rezone the property to “B-4” (Business District) for the intended use.

Chairman Minor opened the public hearing at 5:23 p.m.

Ms. Melissa Brown spoke in opposition to the request amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Residential Mix' designation to a 'Regional Commercial' designation. She stated that she fully supported staff's recommendation.

With no one else wishing to speak, public hearing was closed at 5:28 p.m.

Commissioner Gukeisen asked staff if the City of Killeen provided wastewater or water to the parcel zoned as "B-5" (Business District) adjacent to the subject property. Mr. Hermosillo stated that the City of Killeen do not supply infrastructure to that parcel. West Bell County Water Supply Corporation is the water provider in this area.

Commissioner Gukeisen asked, if the request is approved, if the City of Killeen would be required to supply infrastructure to the subject lot. Mr. Hermosillo stated that the City of Killeen would not provide services until the city grew in that direction.

Commissioner Wilson moved to approve the request as presented. Commissioner Gukeisen seconded, and the motion passed by a vote of 6 to 0.