

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
NOVEMBER 20, 2017**

**CASE FLUM #Z17-26  
'ESTATE' TO 'GENERAL RESIDENTIAL'**

**A. HOLD a public hearing and consider a request submitted by Ronald Parker on behalf of Payton E. Duncan, to amend the Future Land Use Map (FLUM) of the Comprehensive Plan, to change approximately 54.226 acres, being out of the W.H. Cole Survey, Abstract No. 200, from an 'Estate' designation to a 'General Residential' designation for property locally known as 405 Tower Hill Lane, Killeen, Texas.**

Chairman Dorroh requested staff comments.

City Planner, Tony McIlwain, stated that this is a request submitted by Payton E. Duncan is requesting to amend the Comprehensive Plan's Future Land Use Map (FLUM) to change an area currently designated as 'Estate' to a 'General Residential' designated area for approximately 54.226 acres, being part of the W. H. Cole Survey, Abstract No. 200. The subject property is addressed as 405 Tower Hill Lane, Killeen, Texas.

The property is designated as 'Estate' on the Future Land Use Map (FLUM) of the Comprehensive Plan.

Staff recommended approval of the requested FLUM amendment. Staff is moving toward quantifying the fiscal costs of large-scale amendments to the Comprehensive Plan, particularly as it relates to the full cost of providing municipal services to new residents. However, Staff is unable to accurately quantify those costs at this time and cannot provide a recommendation based on fiscal impact data. However, the requested FLUM amendment is consistent with historic development trends in this corridor and not out of character with the adjacent single-family development.

Mr. Ronald Parker, 606 N. 10<sup>th</sup> Street, Killeen, Texas, was present to represent this request.

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

Commissioner Kim motioned to recommend approval of the request. Commissioner Purser seconded the motion. The motion passed by a vote of 5 to 2. Commissioner Harkin and Cooper voted in opposition of the request, due to the extended expenditure of maintenance funds of the city and the overall density as it ties into subdivisions that are already in place.

Chairman Dorroh stated that the request will be forwarded to City Council with a recommendation to approve.