

**PLANNING AND ZONING COMMISSION MEETING  
MARCH 3, 2014**

**CASE # FLUM 14-08  
GENERAL RESIDENTIAL TO GENERAL COMMERCIAL**

**A. HOLD a public hearing and consider a request by Carol Daude, Trustee of the Margaret Dorothy Stefek Marital Trust to revise the Comprehensive Plan's Future Land Use Map (FLUM) from 'General Residential to 'General Commercial for approximately 5.364 acres, part of the A. Webb Survey, Abstract No. 857. The property is located on the west right-of-way of Old Florence Road approximately 1500 feet south of E. Elms Road, Killeen, Texas.**

Vice Chair Dorroh requested staff comments.

City Planner, Tony McIlwain, stated that this is a request to amend the Future Land Use Map (FLUM) of the Comprehensive Plan. The applicant has submitted a concurrent request to rezone the subject property from R-1 (Single-Family Residential District) to B-5 (Business District). The site consists of approximately 5.364 acres. The Future Land Use Map has this area designated for 'General Residential' use. The area needs to be changed to 'General Commercial' in order to allow B-5 zoning. The Comprehensive Plan calls for detached residential dwellings; Attached housing types subject to compatibility and open space standards (e.g., duplexes, townhomes, patio homes) Planned developments, potentially with a mix of housing types and varying densities, subject to compatibility and open space standards; Public/institutional; Parks and public spaces.

Staff recommends disapproval of an amendment to the Future Land Use Map from 'General Residential' to 'General Commercial'. This designation is not consistent with the prevailing residential designation along the western right-of-way of Old Florence Road. The site is a not a high profile vehicular corridor. Staff's determination is that a range of neighborhood-scale commercial uses are allowed and encouraged within 'General Residential' designated areas; this should be sufficient for this area.

Mr. Butler stated that the Future Land Use Map should stay the way it is.

Mr. David Olson, Mitchell & Associates, Inc. 102 N. College, Killeen, Texas, was in attendance to represent this request.

Mr. Butler asked Mr. McIlwain if Florence Road was designated a collector. Mr. McIlwain stated that it is designated as a collector.

Vice Chair Dorroh opened the public hearing.

Mr. Michael Holt, 4805 Addie Drive, Killeen, Texas. Mr. Holt was concerned about the 30 foot right-of-way and utility easement that serves his property.

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

Commissioner Dehart motioned to recommend disapproval of this request. Commissioner Steine seconded the motion. The motion passed 7-0.

Vice Chair Dorroh stated that this will be forwarded to City Council on March 25, 2014, with a recommendation to disapprove.