

**PLANNING AND ZONING COMMISSION MEETING
OCTOBER 5, 2015**

**CASE #Z15-26
A TO B-4**

HOLD a public hearing and consider a request by Trey A. and Julie R. Gallaway to rezone approximately 0.996 acres, being part of the W. H. Cole Survey, Abstract No. 200 from “A” (Agricultural District) to “B-4” (Business District) for commercial use. The property is located on the west right-of-way of Featherline Road across from Shawlands Road, Killeen, Texas.

Chairman Frederick requested staff comments.

Senior Planner, Charlotte Hitchman, stated that this request is submitted by Trey and Julie Gallaway to rezone .996 acres, being part of the W. H. Cole Survey, Abstract No. 200, from “A” (Agricultural District) to “B-4” (Business District). The property is located on the west right-of-way of Featherline Road across from Shawlands Road, and is locally known as 7950 Featherline Road, Killeen, Texas.

The staff notified eleven (11) surrounding property owners regarding this request. Staff has received no responses.

Ms. Hitchman stated that staff recommended disapproval of “B-4” (Business District) zoning for the site. The request is not consistent with the Comprehensive Plan’s Future Land Use Map (FLUM). The full range of the “B-4” zoning district is a marked departure from the land use designation contemplated by the Comprehensive Plan. Additionally, the area is characterized by established single family residential housing and may be negatively affected by the less restrictive “B-4” zoning district. There is a large “B-3” (Local Business District) zoned area across the street from the subject property and staff is of the determination that there is no need for “B-4” zoning in this area of Featherline Road.

Richard Young, 6501 E. Stagecoach Road, Killeen, Texas was present to represent this request. He stated that the property owner would be amenable to B-3 Local Business District.

Chairman Frederick opened the public hearing.

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

Commissioner Johnson made a motion to recommend approval of “B-3”. Commissioner Dillard seconded the motion. The motion passed 6-2 with Commissioner Harkin and Commissioner Alvarez in opposition.

Chairman Frederick stated that the zoning case will be forwarded to City Council with a recommendation to approve B-3 zoning.