

**PLANNING AND ZONING COMMISSION MEETING
APRIL 21, 2014**

**FLUM #Z14-11
'GENERAL COMMERCIAL' TO RESIDENTIAL-COMMERCIAL MIX'**

HOLD a public hearing and consider a request by Bok Suk Baldwin to amend the Comprehensive Plan's Future Land Use Map (FLUM) from 'General Commercial' to 'Residential-Commercial Mix' for approximately 8.22 acres, comprising all of Gentle Grove Addition, Phase III. The property is located on the east right-of-way of Old F.M. 440, across from Anna Lee Drive, Killeen, Texas.

Chairman Frederick requested staff comments.

City Planner, Tony McIlwain, stated Ms. Baldwin owns the subject property and has submitted a zoning case to have a portion of the property converted for duplex use. When staff reviewed the case it was noted that the property was in an area designated for 'General Commercial' use. Staff conducted a site visit in the area and noted that there were several factors involved that are listed below:

- *Currently the prevailing land use along Old FM 440 (between W. Jasper Road and Circle M Drive) is residential. The residential uses are a mixture of single-family, duplex and multi-family residential.*
- *The observed commercial uses within this corridor include Star Mart, Oma's Garten Pflanzen, Immanuel Lutheran Cemetery, Plaza KBS, Rockey's Moving and Storage, Mickey's convenience store/gas station, Chisholm Family Funeral Home and Florist, and Wells Laundry.*
- *The proximity and amount of existing commercial and retail businesses along S. Fort Hood Street in relation to the subject site is more than sufficient for this area.*
- *The Comprehensive Plan should promote development flexibility and the 'Residential-Commercial Mix' will allow a reasonable mix of commercial and residential uses that are compatible with existing development in this corridor.*

The amendment of the FLUM to a 'Residential-Commercial Mix' designation will allow: (1) a mix of residential types and densities and (2) a variety of commercial and light industrial activities. This designation is considered a medium intensity category and will allow a combination of land uses and characteristics that more accurately reflect the current scope of residential uses and scale of non-residential uses in a corridor. Additionally, while this land use designation allows flexibility, an emphasis on compatibility is still required when considering the appropriateness of certain residential housing types and non-residential uses against existing development.

As referenced in the Comprehensive Plan, Chapter Two, *Future Land Use and Character*, page 2.16, this corridor is more consistent with an area that was "allowed to develop in the

past with non-residential uses (including heavy commercial/light industrial along S. Fort Hood Street) intermixed with a variety of residential uses, often with minimal screening and/or buffering.” This designation will also allow development that will be more compatible near residential areas than the existing ‘General Commercial’ designation.

Staff recommended amending the Future Land Use Map from ‘General Commercial’ to ‘Residential-Commercial Mix’.

Chairman Frederick opened the public hearing.

Ms. Bok Suk Baldwin spoke in support of amending the FLUM.

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

Vice Chair Dorroh motioned to recommend approval of amending the FLUM for the 8.22 acre parcel from ‘General Commercial’ to ‘Residential-Commercial Mix’. Commissioner Steine seconded the motion. The motion passed 8-0

Chairman Frederick stated that the amendment to the FLUM will be forwarded to City Council on May 13, 2014, with a recommendation to approve.