

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
AUGUST 21, 2017**

**CASE FLUM #Z17-20
'RURAL' TO 'GENERAL COMMERCIAL'**

A. HOLD a public hearing and consider a request submitted by Lindsey Emmons, to amend the Comprehensive Plan's Future Land Use Map (FLUM) to change an area currently designated as 'Rural' to a 'General Commercial' designation for approximately 3.754 acres, being part of the Thomas Robinett Survey, abstract No. 686. The subject property is generally located on the north side of Watercrest Road north of the intersection of Watercrest Road and Cody Poe Road in Killeen, Texas.

Chairman Frederick requested staff comments.

City Planner, Tony McIlwain, stated that this is the first part of a two part request. Ms. Emmons' request is to amend the Comprehensive Plan's Future Land Use Map (FLUM) to change an area currently designated as 'Rural' to a 'General Commercial' designation. The subject property is generally located on the north side of Watercrest Road, north of the intersection of Watercrest Road and Cody Poe Road. The amendment request would affect approximately 3.75 acres and is considered small-scale. The current FLUM designation has been in place for this property since the Map's inception. The 'Rural' designation was established for this area given the topography and proximity to the floodplain. Due to the relatively small size of the parcel, staff finds that it is not suitable for residential subdivision development. Therefore, a commercial land use seems appropriate in this location.

Staff finds that the requested 'General Commercial' designation encourages land uses that may be disruptive and negatively impact the character of the adjacent Lakecrest community. The occurrence of a Bell County Water Control and Improvement District Impoundment Site Number 1 easement limits the development potential for this subject property as well as the adjacent land area. The elevation of the emergency spillway is 906.4 feet. Based on that elevation, approximately 2.55 acres of this parcel is designed to be inundated by floodwaters when the impoundment site is at capacity, so staff feels there is no need to designate a greater area of land from the 'Rural' designation at this time. Staff recommends approval of amending the FLUM from its current 'Rural' designation to 'Suburban Commercial'.

Chairman Frederick opened the public hearing.

Mr. Blaine Smith, Mrs. Tara Smith, and Ms. Gail Smith spoke in opposition to the request. Their concerns were safety, increase in traffic, speeding on Watercrest Road. The Smiths stated that they were not in opposition to Ms. Emmons business, just that particular location. They don't think that the location is a good location for a business. They stated that they purchased their homes because the surrounding area was zoned for residential use.

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

Mr. Pedro Quintero, 415 E. Avenue D, Killeen, Texas, was present to represent this request.

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

Commissioner Purser motioned to recommend approval of the request "General Commercial". Commissioner Cooper seconded the motion. The motion passed 4-1 with Commissioner Harkin in opposition. Ms. Harkin stated that her opposition was due to the public safety, and the input from the residents.

Chairman Frederick stated that this request will be forwarded to City Council with a recommendation to approve.