

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
AUGUST 7, 2017**

**CASE FLUM #Z17-18  
'SUBURBAN COMMERCIAL' 'PARKS-RECREATION' AND 'ESTATE' TO  
'GENERAL RESIDENTIAL'**

**A. HOLD a public hearing and consider a request submitted by Garland Kelley, (Case #FLUM Z17-18) to amend the Future Land Use Map (FLUM) of the Comprehensive Plan, to change approximately 85.878 acres, being out of the Moses T. Martin Survey, Abstract No. 963, from 'Suburban Commercial', 'Parks-Recreation' and 'Estate' designations to a 'General Residential' designation for property locally known as 9600 S. Fort Hood Street, Killeen, Texas.**

Chairman Frederick requested staff comments.

City Planner, Tony McIlwain, stated that as discussed during the workshop staff recommends approval of amending the FLUM from 'Suburban Commercial', 'Parks-Recreation' and 'Estate' to 'General Residential' for a portion of this area. The current FLUM has a much larger extent of 'Suburban Commercial' designated land on this property than for any other surrounding land areas. It is staff's determination that this designation should be reduced in depth to yield a more feasible (i.e. realistic) scope and to better match the abutting 'Suburban Commercial' designated areas. Staff also supports the changes to the 'Parks-Recreation' designation since parks and open space are also encouraged in the 'General Residential' designation. Lastly, the 'Estate' designated area on this property is located due south of the KISD career center and according to the City's adopted Thoroughfare Plan will sit at, or near, the intersection of Patterson Avenue and a future collector road. These factors are deterrents to large lot, estate-style housing.

Mr. Lee Kelley, 371 Kelley Lane, 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.

Vice Chair Dorroh motioned to recommend approval of the request. Commissioner Peters seconded the motion. The motion passed 4-1 with Commissioner Harkin in opposition. Ms. Harkin stated that the scope of the amendment on the proposed size of the parcel is a very large parcel.

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