

MINUTES
PLANNING AND ZONING COMMISSION MEETING
March 21, 2022

CASE # FLUM 22-12
'SR' to 'SC'

HOLD a public hearing and consider a request submitted by Raye Mayhorn on behalf of Passion for Christ Ministries, LLC (Case #FLUM 22-12) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Suburban Residential' (SR) designation to a 'Suburban Commercial' (SC) designation for approximately 6.43 acres out of the Passion for Christ Ministries Addition, Block 1, Lot 1. The property is locally addressed as 3100 Little Nolan Road, Killeen, Texas.

Ms. Larsen briefed the Commission regarding the applicant's request. She stated that staff recommends approval of 'Suburban Commercial' (SC) for two-hundred and fifty (250) feet of depth along the frontage of Little Nolan Road, but that the rear portion of the property remain 'SR' (Suburban Residential).

The agent, Mrs. Raye Mayhorn, was present to represent the case. She noted concerns regarding staff's recommendation, stating that if the rear portion of the property were to remain residential, it may affect the bank's ability to provide financing for the property. She further stated that she would be amenable to a Conditional Use Permit (CUP) for the property, which could limit the height and/or density of the site.

Chairman Latham opened the public hearing.

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

Commissioner Minor made a motion to approve the applicant's request as presented. Commissioner Adams seconded, and the motion passed by a vote of 7 to 0.