

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**April 04, 2022**

**CASE #FLUM 22-14**  
**'SC' to 'GR'**

**HOLD** a public hearing and consider a request submitted by Killeen Engineering and Surveying, Ltd. on behalf of JOF Developers (**Case #FLUM 22-14**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Suburban Commercial' (SC) designation to a 'General Residential' (GR) designation for approximately 2.90 acres out of the James Cook Survey, Abstract No. 161. The property is locally addressed as 5601 Clear Creek Road, Killeen, Texas.

Commissioner O'Brien stepped down from the Dais.

Ms. Larsen briefed the Commission regarding the applicant's request. She stated that, based on site constraints, staff finds that developing this site for commercial use is impracticable. Therefore, staff recommends approval of the applicant's request as presented.

The agent, Mr. Gary Purser, 2701 E. Stan Schlueter, was present to represent the case. Commissioner Minor asked if anything had changed since the last time the Commission reviewed the request. Mr. Purser stated that TXDOT had confirmed that they would not allow driveway access to Clear Creek Road from the subject property.

Chairman Latham opened the public hearing.

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

Commissioner Alvarez made a motion to recommend approval the request as presented. Commissioner Gukeisen seconded, and the motion passed by a vote of 5 to 1 with commissioner Minor in opposition.

Commissioner O'Brien returned to the Dais.