

**PLANNING AND ZONING COMMISSION MEETING  
OCTOBER 19, 2015**

**CASE FLUM #Z15-25  
RURAL AND SUBURBAN COMMERCIAL TO  
GENERAL RESIDENTIAL AND GENERAL COMMERCIAL**

**HOLD a public hearing and consider a request to amend the Comprehensive Plan's Future Land Use Map (FLUM) to change a 'Rural' designated area and a 'Suburban Commercial' area to a 'General Residential' and 'General Commercial' designated area for approximately 161.022 acres, being part of the James Cook Survey, Abstract No. 161. The property is located west of the intersection of Clear Creek Road and W. Stan Schlueter Loop, Killeen Texas.**

Chairman Frederick requested staff comments.

Senior Planner, Charlotte Hitchman, stated that the applicant is requesting to amend the Comprehensive Plan's Future Land Use Map (FLUM) to change a 'Rural' and 'Suburban Commercial' designated area to a 'General Residential' and 'General Commercial' designated area for approximately 161.022 acres, being part of the James Cook Survey, Abstract No. 161. This property was annexed into the city September 2015. The property is located west of the intersection of W. Stan Schlueter Loop (FM 3470) and Clear Creek Road (S.H. 201), south of Old Copperas Cove Road, Killeen, Texas.

Staff recommended approval of amending the FLUM from 'Rural' and 'Suburban Commercial' to 'General Residential' and 'General Commercial' for approximately 161.022 acres. An amendment to the FLUM for this property will be consistent with the current land uses in the area and the projected residential and commercial growth anticipated for this area.

Mr. Gary Purser, Jr., 6503 Wells Fargo, Killeen, Texas was present to represent this request.

Vice Chair Dorroh opened the public hearing. With no one requesting to speak, the public hearing was closed.

Commissioner Beronio motioned to recommend approval of amending the FLUM. Commissioner Alvarez seconded the motion. The vote to approve the motion was tied 2-2, with Commissioners Harkin and Johnson in opposition; Vice Chair Dorroh voted in support of the FLUM amendment, breaking the tie with a final vote of 3-2.

Vice Chair Dorroh stated that the FLUM amendment will be forwarded to City Council with a recommendation to approve.