

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
MARCH 20, 2017**

**CASE FLUM #Z17-08
‘GENERAL COMMERCIAL’ TO ‘MULTI-FAMILY RESIDENTIAL’**

A. HOLD a public hearing and consider a request submitted by Mark Dewayne Stanford, to amend the Future Land Use Map (FLUM) of the Comprehensive Plan, to change approximately 6.34 acres, being out of the G. W. Farris Survey, Abstract No. 306, from a ‘General Commercial’ designation to a ‘Multi-Family Residential’ designation for properties located at 901 E. Stan Schlueter Loop and 4611 Trimmier Road, Killeen, Texas.

Chairman Frederick requested staff comments.

City Planner, Tony McIlwain, stated that this is the first part of a two part request. Mr. Mark Dewayne Stanford is requesting to allow the property to transition from a ‘General Commercial’ designation to a ‘Multi-Family Residential’ designation. The applicant has submitted a concurrent request to rezone the property; the proposed project was presented to the City Council on, February 7th and 14th, 2017. This designation is required if it’s the City Council’s intent to support the proposed tax credit multi-family residential project. The developer intends to develop approximately 6.34 acres for multifamily use. The following factors should be considered: Scope of Amendment; Change in Circumstances, Consistency with Other Plans, Adequate Information, Stakeholder Input.

Chairman Frederick opened the public hearing.

Rebecca Woodul, 4505 Trimmier Road, Killeen, Texas 76542 spoke in opposition.

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

Vice Chair Dorroh motioned to recommend disapproval of the request, stating that the Future Land Use Map designates this area as ‘General Commercial’ and ‘General Residential’ and changing the designation from ‘General Commercial’ to ‘Multi-Family Residential’ would cause added congestion to that area. Commissioner McLaurin seconded the motion. The motion passed 4-1. Commissioner Purser voted in opposition.

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