

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
MARCH 7, 2016**

**CASE #FLUM 15-32
RURAL TO GENERAL COMMERCIAL**

HOLD a public hearing and consider a request by Stanley Secrest and Faurie Investments, L.L.C. to amend the Comprehensive Plan's Future Land Use Map (FLUM) to change a 'Rural' designated area to a 'General Commercial' designated area for Lot 1, Block 1, Secrest Addition. The property is locally known as 12197 S. Fort Hood Street (S.H. 195), 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' designated area to a 'General Commercial' designated area for approximately 0.796 acre, being Lot 1, Block 1, Secrest Addition. The property is located at 12197 S. H. 195, Killeen, Texas.

Staff recommended approval of amending the FLUM from 'Rural' to 'General Commercial' for this area. The Comprehensive Plan forms a framework where decision-makers have the flexibility to encourage land use balance and enhance economic development success. An amendment to the FLUM for this property will be consistent with the projected commercial growth anticipated for this area and will encourage supporting commercial retail activity. Staff recommended approval of the FLUM amendment.

Chairman Frederick opened a public hearing for comments on amending the FLUM.

Mr. Pedro Quintero spoke in support of amending the FLUM. Mr. Dick Young, 6501 Stagecoach Road also spoke in support of the amendment.

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

Vice Chair Dorroh motioned to recommend approval of the amendment to the FLUM. Commissioner Dillard seconded the motion. The motion passed 7-0.

Chairman Frederick stated this will be forwarded to City Council with a recommendation for approval.