

**PLANNING AND ZONING COMMISSION MEETING
OCTOBER 5, 2015**

**CASE FLUM #Z15-26
ESTATE TO GENERAL COMMERCIAL**

HOLD a public hearing and consider a request to amend the Comprehensive Plan's Future Land Use Map (FLUM) to change 'Estate' designated areas to a 'General Commercial' designated area for approximately 0.996 acres, being part of the W. H. Cole Survey, Abstract No. 200. The property is located on the west right-of-way of Featherline Road across from Shawlands Road, Killeen, Texas.

Chairman Frederick requested staff comments.

Senior Planner, Charlotte Hitchman, stated that this consideration is a result of an applicant's request to rezone property from "A" (Agricultural District) to "B-4" (Business District). In order to approve the zoning request, it will first be necessary to amend the Comprehensive Plan's Future Land Use Map (FLUM) to change an 'Estate' designated area to a 'General Commercial' designated area for approximately .996 acres, being part of the W. H. Cole Survey, Abstract No. 200. The property is located on the west right-of-way of Featherline Road across from Shawlands Road, Killeen, Texas.

Ms. Hitchman stated that staff does not support amending the FLUM from 'Estate' to 'General Commercial' for this area. The 'General Commercial' designation will promote commercial development in this area that would be incompatible with the direction of the FLUM.

Mr. Richard Young, 6501 E. Stagecoach Road, Killeen, Texas was present to represent this request.

Chairman Frederick opened the public hearing. With no one requesting to speak, the public hearing was closed.

Commissioner Alvarez motioned to recommend approval of "Suburban Commercial". Commissioner Dillard seconded the motion. The motion passed 7-1 with Commissioner Harkin in opposition.

Chairman Frederick stated that the FLUM amendment will be forwarded to City Council with a recommendation to approve "Suburban Commercial" for the requested area.