

**PLANNING AND ZONING COMMISSION MEETING
JUNE 15, 2015**

**CASE FLUM #Z15-11
RURAL AND GENERAL RESIDENTIAL TO GENERAL COMMERCIAL**

HOLD a public hearing and consider a request to amend the Comprehensive Plan's Future Land Use Map (FLUM) to change 'Rural' and 'General Residential' designated areas to a 'General Commercial' designated area for approximately 8.288 acres, being part of the Robert Cunningham Survey, Abstract No. 199. The property is located on the east right-of-way of South W.S. Young Drive, approximately 300' south of E. Stan Schlueter Loop (FM 3470) and north of Rio Grande Court, Killeen, Texas.

Chairman Frederick requested staff comments.

City Planner Tony McIlwain stated that the applicant is requesting to amend the Comprehensive Plan's Future Land Use Map (FLUM) to change 'Rural' and 'General Residential' designated areas to a 'General Commercial' designated area for approximately 8.288 acres, being part of the Robert Cunningham Survey, Abstract No. 199. The property is located on the east right-of-way of South W.S. Young Drive, approximately 300' south of E. Stan Schlueter Loop (FM 3470) and north of Rio Grande Court, Killeen, Texas.

Staff recommended approval of amending the FLUM from 'Rural' and 'General Residential' 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 uses necessary for the residents.

Chairman Frederick opened the public hearing.

Mr. Andre Owens, 2406 Rio Grande Ct, Killeen, Texas, spoke in opposition to the requested amendment to the FLUM. His concerns were the possibility of decrease in property values, increase in crime, issues with drainage and the fact that the homes on Rio Grande Court would be facing the rear of commercial entities when the residents were in their front yards. Mr. Pedro Quintero spoke in support of the request; he also addressed a couple of the concerns that were stated. The uses in the B-1 portion would be retail sales and the drainage issues would be improved.

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

Vice Chair Dorroh motioned to recommend approval amendment of the FLUM. Commissioner Butler seconded the motion. The motion passed unanimously.

Chairman Frederick stated that the FLUM amendment will be forwarded to City Council on July 14, 2015, with a recommendation to approve.