

**PLANNING AND ZONING COMMISSION MEETING
MARCH 2, 2015**

**CASE FLUM #Z15-04
GENERAL RESIDENTIAL TO GENERAL COMMERCIAL**

HOLD a public hearing and consider a request to amend the Comprehensive Plan's Future Land Use Map (FLUM) from 'General Residential' to 'General Commercial' for approximately 3.5 acres, located along the south right-of-way of the West Elms Road extension, east of Carpet Lane, and north of Lots 1-8, Block 2, Stratford Addition 2nd Extension and Lot 8, Block 1, Stratford Addition 1st Extension, Killeen, Texas.

Chairman Frederick requested staff comments.

Senior Planner Charlotte Humpherys, stated that this request is the result of a request to amend to Comprehensive Plan's Future Land Use Map (FLUM) from 'General Residential' to General Commercial'.

Staff recommended amending the Future Land Use Map from 'General Residential' to 'General Commercial'. Chapter 4 of the Comprehensive Plan, *Mobility*, highlights that *"homes fronting directly onto busy streets are a concern...both for roadway capacity and safety reasons, as well as longer-term values and appeal of these properties for residential use."* Amending the FLUM will help promote neighborhood shopping and retail centers in this part of the City, while providing a commercial buffer between the existing Stratford Addition subdivision and West Elms Road. It also removes a future planning need for additional general residential development along this corridor.

Mr. Bob Mitchell, Mitchell & Associates, Inc., 102 N. College Street, Killeen, Texas, was present to represent the request.

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

Commissioner Butler motioned to recommend approval of the requested change to the FLUM. Vice Chair Dorroh seconded the motion. The motion passed 8-0.

Chairman Frederick stated that this request will be forwarded to City Council, on March 24, 2015, with a recommendation to approve.