

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

**CASE FLUM #Z17-10  
‘GENERAL COMMERCIAL’ TO ‘GENERAL RESIDENTIAL’**

**A. HOLD a public hearing and consider a request submitted by M. A. Hoard Construction Co. II, Ltd., to amend the Future Land Use Map (FLUM) of the Comprehensive Plan, to change Lot 41, Block 1, Grover Park, from a ‘General Commercial’ designation to a ‘General Residential’ designation. The property is locally known as 6501 Vahrenkamp Drive, Killeen, Texas.**

Chairman Frederick requested staff comments.

City Planner, Tony McIlwain, stated that the property owner does not want to develop commercial use up against the existing residential uses and this will be a buffer between the residential and commercial uses. The amendment would affect approximately 2.3 acres, and should be considered a small scale amendment. Staff recommends approval of amending the FLUM from ‘General Commercial’ to ‘General Residential’ for approximately 2.3 acres. An amendment to the FLUM for this property is entirely consistent and appropriate for this area.

Mr. Pedro Quintero, 415 E. Avenue D, Killeen, Texas, spoke in support of the request.

Chairman Frederick opened the public hearing.

Ricky Smith, 4608 Chelsea Drive and Adalberto Ortiz, 4501 Chelsea Drive, Killeen, Texas spoke in opposition.

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

Vice Chair Dorroh motioned to recommend approval of the designation of the property from a ‘General Commercial’ designated area to a ‘General Residential’ designated area. Commissioner Purser seconded the motion. The motion passed 3-2. Commissioner McLaurin and Commissioner Peters were in opposition, they stated that they supported the surrounding property owner’s opposition.

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