

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
FEBRUARY 5, 2018**

**CASE FLUM #Z17-30
'SUBURBAN RESIDENTIAL' TO 'GENERAL RESIDENTIAL'**

A. HOLD a public hearing and consider a request submitted by Quintero Engineering, L.L.C. on behalf of Atkinson Homes, Inc. to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Suburban Residential' designation to a 'General Residential' designation for approximately 19.560 acres out of the T. Arnold Survey, Abstract No. 55, for property locally known as 7610 Clear Creek Road, Killeen, Texas.

Chairman Dorroh requested staff comments.

City Planner, Tony McIlwain, stated that Atkinson Homes, Inc. is requesting to amend the Comprehensive Plan's Future Land Use Map (FLUM) to change an area currently designated as 'Suburban Residential' to a 'General Residential' designated area.

Staff recommended approval of the requested FLUM amendment. The request for 'General Residential' is consistent with historic development trends in this corridor and not out of character when considering the larger residential subdivisions such as The Landing at Clear Creek and Goodnight Ranch Phase Thirteen. There are four (4) additional rectangular tracts of land that are each approximately 20 acres in size, and staff anticipates this area to eventually transition to a 'General Residential' designated area. Staff has met with the owner of the property to the immediate east regarding development potential for their land.

City Planner, Tony McIlwain, stated that this is a two part request. The first request deals with the amendment to the Future Land Use Map, which controls the type of housing that is expected to be seen in this area. The second part is for the rezoning of Mr. Atkinson's property.

Mr. Pedro Quintero, Quintero Engineering, L.L.C., 415 E. Avenue D, Killeen, Texas, was present to represent this request.

Chairman Dorroh opened the public hearing.

Mr. Pedro Quintero, spoke in support of the request.

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

Commissioner Cooper motioned to recommend approval of the request. Vice Chair Peters seconded the motion. The motion passed by a vote of 6 to 0.

Chairman Dorroh stated that the FLUM amendment will be forwarded to City Council with a recommendation to approve the request as submitted.