

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
FEBRUARY 4, 2019**

**FLUM#19-01
‘SC’ TO ‘GC’ AND ‘R’ TO ‘GR’**

HOLD a public hearing and consider a request submitted by Killeen Engineering & Surveying, Ltd. on behalf of the Gary Purser Jr. 2000 Trust (**Case #FLUM 19-01**) to amend the Comprehensive Plan’s Future Land Use Map (FLUM) from a ‘Suburban Commercial’ designation to a ‘General Commercial’ designation for approximately 7.858 acres and from a ‘Rural’ designation to a ‘General Residential’ designation for approximately 79.117 acres for the property located at 5601 Clear Creek Road, Killeen, Texas.

Chairman Peters requested staff comments.

Assistant Director, Tony McIlwain, stated that the request is to amend the Comprehensive Plan’s Future Land Use Map (FLUM) to change an area currently designated as ‘Suburban Commercial’ designation to a ‘General Commercial’ designation for 7.858 acres and from a ‘Rural’ designation to a ‘General Residential’ designation for 79.117 acres for the property located at 5601 Clear Creek Road (S.H. 201), Killeen, Texas.

Mr. McIlwain stated that staff recommended that the FLUM designation for the 79.117 acre tract be changed from ‘Rural’ to ‘General Residential’. The ‘General Residential’ designation allows greater flexibility to the development marketplace as it allows for a variation of different residential housing types. Staff recommended that the FLUM designation for the 7.858 acre tract remains designated as ‘Suburban Commercial’. This particular FLUM designation matches the designation illustrated along Clear Creek Road (S.H. 201) for those properties with highway frontage south of Stan Schlueter Loop (FM 3470).

Ms. Michelle Lee, Killeen Engineering & Surveying, Ltd., 2901 E. Stan Schlueter Loop, Killeen, Texas, was present to represent the request.

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

Commissioner Cooper motioned to recommend approval to change the Future Land Use Map from ‘Rural’ to ‘General Residential’. The ‘General Residential’ for the 79.117 acre tract and the 7.858 acre tract to remain designated as ‘Suburban Commercial’. Commissioner Holly seconded, and the motion passed by a vote of 6 to 1. Commissioner Gukeisen voted in opposition.

Chairman Peters stated that the request will be forwarded to City Council with a recommendation to approve.