

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
MAY 6, 2019**

**FLUM #19-04
'GC' to 'GR'**

A. HOLD a public hearing and consider a request submitted by Quintero Engineering, L.L.C. on behalf of Andrea Weinstein to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'General Commercial' designation to a 'General Residential' designation for approximately 5 acres out of the S.P.R.R. Co. Survey, Abstract No. 794. The property is addressed as 4402 Old FM 440, Killeen, Texas.

Commissioner Alvarez stepped away from the dais due to a potential conflict of interest.

Vice Chair Latham requested staff comments.

Assistant Director, Tony McIlwain, stated that this is a two part request; the first part involves amending the Future Land Use Map. The Comprehensive Plan calls for a wide range of commercial, retail and service uses, at varying scales and intensities depending on the site. Staff is not aware of any specific conditions that render the current map inappropriate or out-of-date. The 'General Commercial' (GC) designation has been and continues to be appropriate for the Old FM 440 corridor. Therefore, based on historical commercial development, it appears that the current designation is reflective of the market conditions that drive private investment and commercial development in this neighborhood. The applicant's request is not consistent with the FLUM of the Comprehensive Plan. Staff did not support the applicant's request.

Mr. McIlwain stated that Staff recommended that the FLUM designation remains 'General Commercial' (GC) as this area has ample residential dwelling options, but limited local business enterprises. Staff is of the determination that this tract will provide greater community benefit as currently designated.

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

Vice Chair Latham opened the public hearing. With no one requesting to speak, the public hearing was closed.

Commissioner Cooper motioned to recommend approval of the request. Commissioner Gukeisen seconded. The motion passed 3 to 2, with Commissioners Payton and Ploeckelmann in opposition. Commissioner Alvarez abstained.

Vice Chair Latham stated that the request will be forwarded to City Council with a recommendation to approve.