

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
JUNE 3, 2019**

**FLUM #19-05
‘GC’ & ‘GR’ to ‘MFR’**

A. HOLD a public hearing and consider a request submitted by Sycamore Strategies, L.L.C. on behalf of Reeces Creek Developers, Ltd. to amend the Comprehensive Plan’s Future Land Use Map (FLUM) from a ‘General Commercial’ designation and a ‘General Residential’ designation to a ‘Multi-Family Residential’ designation for approximately 13.105 acres out of the T. Robinett Survey, Abstract No. 686. The property is addressed as 4000 Robinett Road, Killeen, Texas.

Commissioner Alvarez returned to the dais.

Vice Chairman Latham requested staff comments.

Assistant Director, Tony McIlwain, stated that the request is to amend the Future Land Use Map from ‘General Commercial’ to ‘Multi-Family Residential’.

Mr. McIlwain also stated that the ‘General Commercial’ (GC) designation encourages the following development types:

- Wide range of commercial retail and service uses at varying scales and intensities
- Office (both large and/or multi-story buildings and small-scale office uses)
- Public/ institutional
- Parks and public spaces

The ‘General Residential’ (GR) designation encourages the following development types:

- Detached residential dwellings as a primary focus
- Attached housing types subject to compatibility and open space standards (e.g. duplexes, townhomes, patio homes)
- Planned developments, potentially with a mix of housing types and varying densities, subject to compatibility and open space standards
- Public/ institutional
- Parks and public spaces

If approved, the ‘Multi-Family Residential’ (MFR) designation encourages the following development types:

- Multi-unit attached residential in concentrated developments (5 or more units per building), whether for rent (apartments) or ownership (condominiums)
- Parks and public spaces

Mr. McIlwain also informed the Commission that the City Council provided a resolution of support with funding of \$1,000 from the HOME program for this property at their regular meeting of February 12, 2019. The City Council is aware that a FLUM amendment is necessary for this property in order to construct the tax-credit project. The requested ‘Multi-Family Residential’ FLUM designation “bridges the gap” in terms of community character between the ‘General Commercial’ and ‘General Residential’ FLUM designations.

Staff recommended approval of the applicant’s FLUM amendment request from ‘General Commercial’ (GC) and ‘General Residential’ (GR) designations to a ‘Multi-Family Residential’

(MFR) designation for the subject property.

Mr. Zachary Krochtengel, 2512 Park Row Avenue, Dallas, Texas, was present to represent this request.

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

Commissioner Alvarez motioned to recommend approval of the request. Commissioner Cooper seconded, and the motion passed by a vote of 5 to 0.

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