

MINUTES
PLANNING AND ZONING COMMISSION MEETING
AUGUST 25, 2025
CASE # [FLUM25-05]
“I” to “RM”

Hold a public hearing and consider a request submitted by Republic Engineering on behalf of the Philip Boghosian Living Trust & Howard Sagaser 401K Plan; and Phillip Boghosian Living Trust & Sagaser Watkins & Wieland 401K (**FLUM#25-05**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from an 'Industrial' designation to a 'Residential Mix' designation for approximately 122.64 acres out of the Vincent L. Evans Survey, Abstract No. 288. The subject properties are generally located east of the intersection of Roy J. Smith Drive and North Roy Reynolds Drive, Killeen, Texas.

Mr. Hermosillo presented the staff report for this item. He stated that the applicant's request is to change the Future Land Use Map designation of the subject property from 'Residential Mix' to 'Regional Commercial'. If approved, the applicant's intent to submit a subsequent request to rezone the property from "M-1" (Manufacturing District) and "R-1" (Single-Family Residential District) to a PUD (Planned Unit Development) with a mix of 40-foot and 50-foot wide single-family lots, and 60-foot wide two-family lots.

Mr. Hermosillo further stated that approval of the applicant's request would result in a significant reduction in the area available for future industrial development. Within the City limits of Killeen, staff estimates that there are approximately 510 acres of undeveloped land designated for Industrial development on the Future Land Use Map (FLUM). Approval of the applicant's request would reduce that area to approximately 388 acres. This represents a 24% reduction in land available for future industrial development.

The subject property is currently designated 'Controlled Growth' area on the Growth Sector Map and 'Industrial' (I) on the Future Land Use Map (FLUM). Mr. Hermosillo stated that the request is not consistent with the recommendations of the Killeen 2040 Comprehensive Plan. He also stated that staff recommends disapproval of the applicant's request to amend the Future Land Use Map (FLUM) designation from a 'Industrial' (I) designation to a 'Residential Mix' (RM).

Mr. Hermosillo stated that staff notified the owners of eighteen (18) surrounding properties regarding this request. As of the date of the meeting, staff has received two (2) written responses in opposition and zero (0) in support of this request.

Commissioner O'Brien joined the dais at 5:04 p.m.

A discussion was held regarding the TIRZ #2 boundary. Mrs. Meshier stated that if the property is to be developed as single-family residential, the TIRZ boundary would likely need to be amended to remove it from the TIRZ.

Chairman Minor reminded the Planning and Zoning Commission that the applicant submitted a request to postpone a decision on this request until their next regularly scheduled meeting.

Chairman Minor opened the public hearing at 5:04 p.m.

Michael Reinhardt spoke in opposition to the request. Mr. Reinhardt expressed concerns regarding increased flooding and erosion caused by the proposed development.

With no one else wishing to speak, the public hearing was closed at 5:11 p.m.

Commissioner Ploeckelmann moved to recommend disapproval of the request as presented. Commissioner Wilson seconded, and the motion passed by a vote of 7 to 0.