

MINUTES
PLANNING AND ZONING COMMISSION MEETING
June 06, 2022

CASE #FLUM 22-18
'E' to 'PD'

HOLD a public hearing and consider a request submitted by Republic Engineering & Development Services on behalf of the Sheryl Yowell Anderson 1998 Trust Et Al. (**Case #FLUM 22-18**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from an 'Estate' (E) designation to a 'Planned Development' (PD) designation for approximately 390.72 acres out of the M. J. Pleasant Survey, Abstract No. 652 and the S. D. Carothers Survey, Abstract No. 177. The property is locally addressed as 4244 Stagecoach Road, Killeen, Texas.

Ms. Meshier briefed the Commission regarding the applicant's request. She stated that staff recommends approval of the applicant's requested FLUM amendment.

Mr. Steve Kana, Director of Water and Sewer, addressed the Commission's questions regarding water pressure in the area.

Commissioner Jones stepped away from the meeting at 5:34 p.m. and did not return.

Chairman Latham opened the public hearing.

The applicant's agent, Mr. Chris Doose of Flintrock Builders, was present to represent this case.

Mr. Russell Coburn of 431 Loop Road spoke in opposition to the request. Mr. Coburn cited concerns regarding infrastructure, Fire and Police services, property tax increases, and water pressure issues.

Mr. Donald Smith of 7388 East Trimmer Road spoke of concerns regarding the gravel road that gives access to his property being used during construction. He also requested a point of contact in case the surrounding residents have concerns regarding noise or trash during construction of the project.

Mrs. Heather McNeely of 4022 Hope Drive spoke in opposition to the request. Mrs. McNeely stated that the Comprehensive Plan specifically states that country living should be available within City limits.

Mr. Desmond Graham of Graham Team Realtor/Flintrock sales spoke in support of the request.

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

Commissioner Minor expressed support for the project but stated that the City must make needed improvements to the infrastructure in the area.

Commissioner Minor made a motion to recommend approval of the FLUM amendment request as

presented. Commissioner Gukeisen seconded, and the motion passed by a vote of 4 to 1 with Commissioners Ploeckelmann in opposition. Commissioner Ploeckelmann expressed concern regarding development of the last remaining open area within the city.