MINUTES
PLANNING AND ZONING COMMISSION MEETING
March 07, 2022

CASE # FLUM 22-10
'R' to 'GR'

HOLD a public hearing and consider a request submitted by Mitchell & Associates, Inc. on behalf of Texas Land and Living, LLC (**Case #FLUM22-10**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Rural' (R) designation to a 'General Residential' (GR) designation for approximately 9.147 acres out of the James Cook Survey, Abstract No. 161. The property is generally located east of the intersection of Pinar Trail and Grand Terrace Drive, Killeen, Texas.

Ms. Larsen briefed the Commission regarding the applicant's request. She stated that staff recommends approval of the request, as it is consistent with the Future Land Use Map and the character of the area.

The applicant's agent, Mr. Ace Reneau of Mitchell & Associates, was present to represent the case.

Chairman Latham opened the public hearing.

Mr. John Clapper, 5003 Pinar Trail, spoke in opposition to the request. Mr. Clapper stated that he submitted a signed petition in opposition with 18 signatures to staff regarding the proposed FLUM amendment and concurrent zoning request. Mr. Clapper noted concerns regarding the proposed egress on Pinar Trail, adding that additional density would cause increased traffic and crime. He also noted concerns regarding the proposed development's impact on property values in the area.

Ms. Makeda Mitchell, 5012 Hacienda Drive, spoke in opposition to the request, stating that she agreed with Mr. Clapper.

Mr. Wayne Hughes, 5007 Nuevo Lane, spoke in opposition to the request, stating that he also agreed with Mr. Clapper.

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

Commissioner Minor made a motion to approve the request as presented. The motion died for lack of a second.

Commissioner Ploeckelmann made a motion to disapprove the request. Commissioner Sabree seconded, and the motion passed by a vote of 7 to 1 with Commissioner Minor in opposition. Commissioner Minor stated that he was in favor of the request.