

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
OCTOBER 3, 2022**

**CASE FLUM# 22-24
'REGIONAL COMMERCIAL' (RC) TO 'CAMPUS' (C)**

HOLD a public hearing and consider a City initiated request (**FLUM# 22-24**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Regional Commercial' (RC) designation to a 'Campus' (C) designation, being approximately 5.2449 acres, being Lots 5 and 6, Block 2, Julius Alexander Industrial Subdivision. The properties are locally addressed as 2607 and 2703 Atkinson Avenue, Killeen, Texas.

Ms. Larsen briefed the commission regarding the request. She stated that the property is intended to be developed as the Homeless to Housed Project in partnership with Habitat for Humanity. The proposed use will provide transitional housing for individuals and families currently experiencing homelessness, as well as supportive assistance to successfully transition from homelessness to permanent housing.

Staff notified twenty-two (22) surrounding property owners regarding this request. Of those notified, seven (7) property owners reside outside of Killeen.

Ms. Larsen also stated that there is a need to provide shelter and community services to those persons experiencing homelessness. As shown in the 2022 Comprehensive Plan's Strengths, Weaknesses, Opportunities, & Challenges analysis, there is a "magnitude of homeless population hinder[ing] downtown investment." Therefore, staff is of the determination that this amendment will aid in addressing this challenge. Staff also notes that the history of this property being meant for expansion of cemetery use by the City of Killeen, which is an example of institutional use that is encouraged by the Campus place type.

Staff finds the request consistent with the policies and principles of the 2022 Comprehensive Plan as indicated in the Comprehensive Plan Analysis. In addition, the request directly aligns with the Comprehensive Plan recommendations NH7 and DT2.

Staff recommends approval of the request to amend the FLUM designation from a 'Regional Commercial (RC) designation to 'Campus' (C) designation.

Ms. Meshier stated that if the FLUM amendment is approved, a rezoning request will be reviewed during a future meeting.

Chairman Minor opened the public hearing.

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

Commissioner Wilson moved to recommend approval of the request as presented. Commissioner Marquez seconded, and the motion passed by a vote of 4 to 2 with Vice Chair Gukeisen and Commissioner Ploeckelmann in opposition. Those Commissioners in

opposition expressed concern that the proposed development would essentially move the problem from one place to another. Vice Chair Gukeisen voted in opposition and stated that moving the homeless to a commercial area was wrong thing to do. Commissioner Ploeckelmann also voted in opposition, they need to have access to resources.