

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**MARCH 24, 2025**  
**CASE # FLUM25-02**  
**“NC” to “RC”**

Hold a public hearing and consider a request submitted by Central Texas Development Services, on behalf of RSBP Developers, Inc., (**FLUM#25-02**) to amend the Comprehensive Plan’s Future Land Use Map (FLUM) from a ‘Neighborhood Commercial’ designation to a ‘Regional Commercial’ designation for approximately 2.376 acres, being Lot 1, Block 2, out of the Trimmier Estates Phase One Replat. The subject property is locally addressed as 5310 Trimmier Road, 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 ‘Neighborhood Commercial’ to ‘Regional Commercial’. If approved, the applicant’s intent is to submit a subsequent request to rezone the property from “B-3” (Local Business District) to “B-5” (Business District) in order to expand the adjacent impound yard onto the subject property.

The subject property is currently designated ‘Neighborhood Infill’ area on the Growth Sector Map and ‘Neighborhood Commercial’ (NC) 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, or with the character of the surrounding area. He also stated that staff recommends disapproval of the applicant’s request to amend the Future Land Use Map (FLUM) designation from a ‘Neighborhood Commercial’ (NC) designation to a ‘Regional Commercial’ (RC).

Mr. Hermosillo stated that staff notified fifty-one (51) surrounding property owners regarding this request. As of the date of the meeting, staff has received one (1) written response in opposition to this request, and one (1) opposition was retracted by Rick Shields, which is the owner of the impound yard.

Commissioner Giacomozzi asked why staff is recommending disapproval when the impound yard adjacent to the subject property is already zoned “B-5”. Ms. Meshier explained that the impound yard is considered legal non-conforming. She further explained that if the use is expanded, the property owner would be required to meet all current City requirements, including paving the impound yard with an all-weather surface (asphalt or concrete) and providing detention for stormwater runoff.

The applicant, Mr. Gary W. Purser, was present to represent the request. Mr. Purser stated that as of the date of the meeting, the property owner of the impound yard does not find purchasing the subject property feasible, due to needing to bring the property into conformance with applicable requirements. Mr. Purser stated that the adjacent property owner will likely not be purchasing the subject property.

Mr. Ploeckelmann opened a discussion about the other allowed uses in “B-5” (Business District) that could be possible if the request is approved.

Vice Chairman Wilson opened the public hearing at 5:23 p.m.

Ms. Melissa Brown spoke in opposition to the request. Ms. Brown stated that all the uses that are allowable in “B-5” (Business District) should be taken into account before approving this request. Ms. Brown stated that the subject property should remain zoned for lower intensity commercial uses.

With no one else wishing to speak, the public hearing was closed at 5:27 p.m.

Commissioner O’Brien, having submitted a conflict-of-interest affidavit to abstain from voting on item PH-1, stepped away from the dais.

Commissioner Ploeckelmann moved to recommend disapproval of the request as presented. Commissioner Sabree seconded, and the motion tied by a vote of 2 to 2. Vice Chair Wilson broke the tie by voting in favor of the motion to recommend disapproval of the request. Commissioner Giacomozzi and Commissioner Ellis voted in opposition to the motion.

Commissioners Giacomozzi and Ellis expressed that they were in support of the request because the adjacent property is already zoned “B-5”(Business District).