

MINUTES
PLANNING AND ZONING COMMISSION MEETING
FEBRUARY 24, 2025
CASE # FLUM 25-01
“FL” to “NC”

Hold a public hearing and consider a request submitted by Quintero Engineering, LLC on behalf of Nozad Realty, LLC (**FLUM #25-01**) to amend the Future Land Use Map (FLUM) designation for approximately 0.59 acres out of the John Essary Survey, Abstract No. 296, from ‘Floodplain’ to ‘Neighborhood Commercial’. The subject property is locally addressed as 3019 Florence Road, Killeen, Texas.

Mr. Hermosillo presented the staff report for this item. He stated that, the applicant’s request is to change the FLUM designation for the property from ‘Floodplain’ to ‘Neighborhood Commercial’. If approved, the applicant intends to rezone the portion of the property that is outside of the floodplain for commercial use.

The subject property is currently designated ‘Open Space’ area on the Growth Sector Map and ‘Floodplain’ (F) on the Future Land Use Map (FLUM). Mr. Hermosillo stated that the applicant wishes to amend the current FLUM designation for a 0.59-acre portion of the 4.9-acre parent tract located in the southeast corner of the parent tract and that is located outside the current floodplain limits.

Mr. Hermosillo explained that the area of the proposed FLUM amendment is located outside of the floodplain/floodway. As such, the impact of development on environmentally sensitive areas will be minimal. Any future development occurring on the 0.59-acre tract will need to mitigate any increase in stormwater runoff occurring as a result of the development.

Mr. Hermosillo stated that staff is of the determination that the applicant’s request is consistent with the recommendations of the Killeen 2040 Comprehensive Plan and is consistent with the character of the surrounding area. He also stated that staff recommends approval of the applicant’s request to amend the Future Land Use Map (FLUM) designation from a ‘Floodplain’ (F) designation to a ‘Neighborhood Commercial’ (NC) designation as presented.

Mr. Hermosillo stated that staff notified twenty-eight (28) surrounding property owners regarding this request. As of the date of the meeting, staff has received no written responses regarding this request.

The applicant, Pedro Quintero, was present to represent the request.

Chairman Minor opened the public hearing at 5:14 p.m.

Mr. James Rodgers spoke in opposition to the request. He stated that there is an underground stream that runs into Turtle Creek that will be negatively impacted by the proposed development.

Mr. James Sills spoke in opposition to the request. He stated that there is a buffer zone that extends past what our map reflects as part of the floodplain. Mr. Sills wanted to ensure that staff was aware that the request was within the buffer zone.

Ms. Melissa Brown spoke in opposition to the request. She stated that the property should remain designated as 'Green Space'. Ms. Brown also expressed concerns regarding stormwater runoff and possible contamination of the environment.

With no one else wishing to speak, the public hearing was closed at 5:21 p.m.

Commissioner Wilson moved to recommend disapproval of the applicant's request. Commissioner Ploeckelmann seconded, and the motion passed by a vote of 5 to 1 with Commissioner Giacomozzi in opposition.

Commissioner Giacomozzi stated that, since the proposed development is located outside of the floodplain, he had no concerns regarding approving the request.