

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
MARCH 20, 2023**

CASE# FLUM 23-01

HOLD a public hearing and consider a request submitted by Franklin Land Associates, LLC, on behalf of Whitis Investments, LTD (**FLUM# 23-01**), to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Public Space' designation to a 'Residential Mix' designation, being approximately 3.727 acres out of the C. T. Bourland Survey, Abstract No. 137. The property is located on the east right-of-way of East Trimmier Road and north of Andalucia Lane, Killeen, Texas.

Ms. Larsen presented staff report for this item. She stated that, if approved, the applicant intends to develop a 10,640 square foot general retail store that would provide the surrounding residential area with everyday needs. If approved, the 'Residential Mix' designation would create a neighborhood built with a traditional walkable block that allows a flexible mix of residential building typologies.

Staff noted that the property was identified as 'Public Space' on the FLUM because of the existence of floodplain on the northern portion of the property and because the Parks, Open Space, and Trails Master Plan identifies a Proposed Future Greenway Trail through the subject property.

Ms. Larsen stated that the property is in a special flood hazard area, but the proposed use will be designed to stay outside of the special flood hazard area. The applicant has also stated the site will have a retention pond to reduce runoff and erosion control measures will be installed.

Staff recommends approval of the request as presented.

Chairman Minor asked if the reason for the requested change was due to the floodplain. Ms. Meshier stated that the location is not ideal for residential development, so it was designated as a 'Public Space' on the FLUM due to the property being adjacent to, and partially within the floodplain.

Ms. Meshier stated that the area within the floodplain will be dedicated to the City for a future greenway trail, as required by the Parks, Open Space, and Trails Master Plan.

Commissioner Ploeckelmann asked if it would be better to develop the property as a park instead of amending the Future Land Use Map. Ms. Meshier stated that the City does not own the property, so the City is unable to develop it.

No one was present to represent the case.

Chairman Minor opened the hearing at 5:34 p.m.

With no one wishing to speak, the public hearing was closed at 5:34 p.m.

Commissioner Jones moved to approve the request as presented. Commissioner O'Brien seconded, motion passed by a vote of 6 to 2 with Commissioners Gukeisen and Ploeckelmann in opposition.

Commissioner Ploeckelmann stated his belief that property should remain as-is. Vice Chair Gukeisen expressed concerns regarding development near the floodplain.