

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

**CASE #Z23-03
“A” to “NBD” W/ CUP**

HOLD a public hearing and consider a request submitted by Franklin Land Associates, LLC, on behalf of Castrong, LLC (**Case #Z23-03**), to rezone approximately 2.34 acres out of the B.S. Hoover Survey, Abstract No. 463, from “A” (Agricultural District) to “NBD” (Neighborhood Business District) with a Conditional Use Permit (CUP) to allow for a single-tenant general retail store no greater than 10,641 square feet. The property is located east of State Highway 195 and north of the Lampasas River, Killeen, Texas.

Ms. Larsen presented the staff report for this item. She stated that, if approved, the applicant intends to develop the subject property into single-tenant general retail store.

Ms. Larsen also stated that staff finds that the request is consistent with the policies and principles of the 2022 Comprehensive Plan. Staff finds that the proposed CUP is consistent with the ‘Neighborhood Commercial’ designation of the Future Land Use Map. Therefore, staff recommends approval of the request as presented.

Mr. Joe Johnston was present to represent the request.

Chairman Minor asked the applicant if they had already acquired the permit for the well to be used for property’s water service. Mr. Johnston stated that they have a consultant for the well being built and the permit has been approved but has yet to be issued.

Chairman Minor opened the public hearing at 5:10 p.m.

With no one wishing to speak, the public hearing was closed at 5:10 p.m.

Commissioner Ploeckelmann moved to approve the applicant’s request as presented. Commissioner Wilson seconded, and the motion passed by a vote of 7 to 1 with Vice Chair Gukeisen in opposition.

Vice Chair Gukeisen expressed concerns regarding development in the riverine habitat located on the property. He also stated concerns regarding giving up too much agricultural areas for small commercial developments.