

Letter of Request for FLUM Amendment

- **What is the reason for the request and proposed use of the property?**

The 2022 Future Land Use Map has this lot designated as Public Space. The north side of the lot has Trimmier Creek running through it. The Trimmier Creek portion of our lot is in Flood Zone 'AE,' 1.6 acres. Total lot acreages are 3.675 acres. We have 1.55 acres in Flood Zone 'X,' which is developable. We think the Land Use Map thought the entire lot was in the flood zone 'AE'.

- **Is the proposed amendment consistent with the principles and policies set forth in the Comprehensive Plan?**

The Growth Sector Map also has the lot designated as Public Space, due to the misinterpretation of the flood zones.

- **Is the proposed amendment compatible with the character of the surrounding area?**

Yes, on the west side of E. Trimmier Road we have Killeen Fire Station No. 8 and Christian Life Church. A portion of our lot along E. Trimmier Road is Zoned B-3, which will allow our proposed retail development.

- **What is the impact of the proposed amendment on infrastructure provision including water, wastewater, drainage, and the transportation network?**

City has an existing 8-inch gravity sewer line on our side of the highway and a 6-inch public water line on the other side of the E. Trimmier Road we will be tapping to serve the new store. The store demand is only 150 GPD.

The developed site will have a detention pond that reduces the post development runoff to be less than the predevelopment runoff rates.

The retail store averages about 10 vehicles per hour over their 14 hours they are open. Considered a low volume commercial driveway

- **What is the impact of the proposed amendment on the City's ability to provide, fund, and maintain services?**

No impact to city services.

- **What is the impact of the proposed amendment on environmentally sensitive and natural areas?**

Developer will install erosion control measures along our limits of disturbance to protect Trimmier Creek.

- **What specific conditions (e.g., population size and or characteristics, area character and building form, property/structure conditions, infrastructure or public services, market factors including need for more land in a particular designation, etc.) have changed sufficiently to render the current map designation(s) inappropriate or out-of-date?**

We think the Land Use Map thought the entire lot was in the flood zone 'AE.' Due to the misinterpretation of the flood zones, we think the map should be amended to allow development in the 1.55 acres of our lot that is developable.