

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
DECEMBER 21, 2020**

**FLUM #20-06  
'E' to 'GR'**

**A. HOLD** a public hearing and consider a request submitted by Garrett Nordyke on behalf of Bernard Klimaszewski (**Case #FLUM20-06**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from an 'Estate' designation to a 'General Residential' designation for Lots 71-74, Llewelyn Estates 3. The property is addressed as 5011 Cunningham Road, Killeen, Texas.

Chairman Latham requested staff comments.

Mr. John Byrum, Senior Planner, presented the staff report for this item. He stated that the request is for approximately 22.505 acres. The applicant has also submitted a concurrent rezoning request. Staff recommended that the Commission recommend approval of the applicant's request to amend the Future Land Use Map (FLUM) from 'Estate' (E) to 'General Residential' (GR).

Commissioner Gukeisen asked about the current zoning designation. Mr. McIlwain stated that the properties in that area were annexed in 2008 and were zoned at the end of 2008.

Mr. Garrett Nordyke, TCG Engineering, 16 F Avenue A, Temple, Texas, was present to represent the case.

Chairman Latham opened the public hearing.

Ms. Heather McNeely and Mr. Tim McNeely, 4022 Hope Drive, Killeen, Texas, spoke against the request.

Ms. Zonzerae Watson, 3702 Love Road, Killeen, Texas, spoke against the request.

Ms. Klandiese Cooper, 5001 Cunningham Road, Killeen, Texas, also spoke against the request.

Those in opposition noted concerns regarding drainage, increased traffic, potential impact on livestock, and a general desire to not lose the feeling of living in a rural setting.

Mr. Nordyke spoke regarding the concerns and stated that some of the concerns would be taken care of at the time of the platting process.

With no one else requesting to speak, the public hearing was closed.

Vice Chairman Alvarez motioned to recommend approval of the request. Commissioner Minor seconded, and the motion tied by a vote of 3 to 3. Chairman Latham voted in support and the motion to approve passed 4 to 3. Commissioners Gukeisen, Hodges, Ploeckelmann voted in opposition.

Chairman Latham stated that the request will be forwarded to City Council with a recommendation for approval.