

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
AUGUST 16, 2021**

**CASE #FLUM21-06
'R' to 'GC'**

HOLD a public hearing and consider a request submitted by Dysha Hodge on behalf of Shellene Johnson (**Case #FLUM21-06**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Rural' (R) designation to a 'General Commercial' (GC) designation for approximately 2.643 acres, being out of the T Robinett Survey, Abstract No. 686, located at 4413 West Stan Schlueter Loop, Killeen, Texas.

Ms. Wynstan Larsen briefed the Commission regarding the applicant's request. She stated that staff recommended disapproval of the applicant's request because the adjacent development is predominantly residential.

The applicant, Ms. Dysha Hodge, was present to represent the case. She addressed the Commission's questions regarding, hours of operation, access, and fencing.

Mr. Amr Abdelazeem of Makeen Tech Engineering, the applicant's civil engineer, was also present to represent the case. Mr. Abdelazeem addressed the Commission's concerns regarding stormwater runoff and the developable area of the site.

Chairman Latham opened the public hearing.

Mr. Donald Engel of 312 Cody Lane, Killeen, Texas spoke in favor of the applicant's request. He stated that the proposed development would allow truckdrivers in Killeen to have somewhere to park that is not in violation of the truck parking ordinance.

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

Commissioner Alvarez made a motion to approve the request as presented. Commissioner Minor seconded, and the motion passed by a vote of 5 to 3, with Commissioners Sabree, Ploeckelmann, and Gukeisen in opposition.

Those Commissioners in opposition expressed concerns regarding the potential environmental impacts, the proximity of the proposed development to the floodplain, and the potential negative impacts of a commercial parking lot on the adjacent residential development and as their reasons for opposition.