

MINUTES
PLANNING AND ZONING COMMISSION MEETING
August 12, 2024
Case # Z24-18
“B-3” & “B-5” to “R-3F”

HOLD a public hearing and consider a City-initiated request (**Case #Z24-18**) to rezone Lots 1-16, Block 1 and Lots 1-4, Block 2, Kingsbury Park Subdivision, from “B-3” (Local Business District) and “B-5” (Business District) to “R-3F” (Multifamily Residential District). The subject properties are locally addressed as 1200, 1202, 1204-1206, 1208, 1210, and 1212 Industrial Blvd; 1707-1710 Kylie Circle; 1706, 1708-1710 Tanner Circle; and 1706, 1708, 1710, and 1712 Old Farm to Market 440, Killeen, Texas.

Ms. Lomas presented the staff report for this item. She stated that the intent of this request is to change the current zoning of the properties to make them consistent with the existing multifamily land use, which will assist the property owners with being able to sell or refinance their property in the future, should they choose to do so. The properties have existing fourplexes, which are considered legal non-conforming. Ms. Lomas stated that, if approved, this City-initiated request to rezone the properties from “B-3” (Local Business District) and “B-5” (Business District) to “R-3F” (Multifamily Residential District) will bring the current use of these properties into conformance with the zoning ordinance.

The subject properties are located within the ‘Neighborhood Infill’ sector on the Growth Sector Map of the Comprehensive Plan and is designated as ‘Residential Mix’ (RM) on the Future Land Use Map (FLUM). Staff finds that the request is consistent with the surrounding area and follows the 2040 Comprehensive Plan.

Ms. Lomas stated that staff recommends approval to rezone the properties from “B-3” (Local Business District) and “B-5” (Business District) to “R-3F” (Multifamily Residential District) as presented.

Chairman Minor opened the public hearing at 5:16 p.m.

With no one wishing to speak, the public hearing was closed at 5:16 p.m.

Commissioner Wilson moved to recommend approval of the City-initiated request as presented by staff. Commissioner Sabree seconded, and the motion passed by a vote of 6 to 0.