

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
OCTOBER 3, 2022**

**CASE #Z22-47
“B-3” to “RT-1”**

HOLD a public hearing and consider a request submitted by Quintero Engineering on behalf of CE & CP Construction, LLC (**Case #Z22-47**) to rezone approximately 0.55 acres out of the Bunny Trail Village, Block 2, Lot 28, 29, 30, from “B-3” (Local Business District) to “RT-1” (Residential Townhouse Single-Family District). The properties are locally addressed as 3400, 3402, 3404 Abraham Drive, Killeen, Texas.

Ms. Larsen briefed the Commission regarding the applicant’s request. She stated that, if approved, the applicant intends to develop townhomes on the property.

Staff notified thirty-nine (39) surrounding property owners regarding this request. Of those notified, twenty-one (21) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and nine (9) property owners reside outside of Killeen. To date, staff has received no written responses regarding this request.

Ms. Larsen also stated that the request is consistent with the following recommendations of the 2022 Comprehensive Plan: LU1 – Use place types and complete neighborhoods as building blocks; NH3 – Diversify housing mix (types and price points); NH4 – Build complete neighborhoods. Staff recommends approval of the applicant’s request for “RT-1” (Residential Townhouse Single-Family District).

The applicant’s agent, Gorge Meza, Quintero Engineering, was present to represent the case. Chairman Minor opened the public hearing.

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

Commissioner Jones moved to recommend approval of the applicant’s request as presented. Commissioner Wilson seconded, and the motion passed by a vote of 5 to 1 with Vice Chair Gukeisen in opposition. Vice Chair Gukeisen stated that he believes the area should remain zoned commercial.