

MINUTES
PLANNING AND ZONING COMMISSION MEETING
JULY 15, 2024
CASE # Z24-06
“B-5” to PUD w/“R-3A” USES

HOLD a public hearing and consider a request submitted by Avanti Legacy Westwood, LP., on behalf of WB Whitis Investments, Ltd. (**Case #Z24-06**) to rezone approximately 3.6277 acres, being Lot 1, Block 1, Fox Creek Commercial Phase One from “B-5” (Business District) to a Planned Unit Development (PUD) with “R-3A” (Multifamily Apartment Residential District) uses. The subject property is locally addressed as 3001 Illinois Avenue, Killeen, Texas.

Ms. Meshier presented the staff report for this item. She stated that, if approved, the applicant intends to develop a tax credit multifamily apartment development for seniors aged 55 and older consisting of one hundred and two (102) units. She also stated that the proposed development received a resolution of support from the City Council on February 13, 2024.

Ms. Meshier reviewed the proposed PUD standards and the requested deviations from the City’s Code of Ordinances.

The subject property is 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). Ms. Meshier stated that staff finds that the request is consistent with the Future Land Use (FLUM) and the 2022 Comprehensive Plan.

Ms. Meshier stated that staff notified sixty-one (61) surrounding property owners regarding this request. As of the date of the meeting, staff had received one written response in support of the request.

Ms. Meshier stated staff recommends approval of the applicant’s request to rezone the property.

Mr. Jonathan Estrada and Mr. Henry Flores of Madhouse Development were present to represent the request.

There was a discussion about how the residents will access the upper floors of the building and the requested deviation for the ordinance requiring balconies with the applicant.

Commissioner Gukeisen asked if the development will be gated. Mr. Flores answered that the complex will be gated, because they have a focus on security for the residents.

Vice Chair Gukeisen opened the public hearing at 5:23 p.m.

With no one wishing to speak, the public hearing was closed at 5:23 p.m.

Commissioner Wilson moved to recommend approval of the applicant's request as presented. Commissioner Rowe seconded, and the motion passed by a vote of 6 to 0.