

MINUTES
PLANNING AND ZONING COMMISSION MEETING
April 1, 2024
CASE # Z24-07
“B-3” to “R-3F”

HOLD a public hearing and consider a request submitted by Karen Doerbaum on behalf of Jay C. Franklin (Case #Z24-07) to rezone Lot 7, Block 1, Sunrise Vista from “B-3” (Local Business District) to “R-3F” (Multifamily Residential District). The subject property is locally addressed as 1103 Horizon Drive, Killeen, Texas.

Mr. Millard presented the staff report for this item. He stated that the purpose of the request is to change the zoning of the property to make it consistent with the current multifamily land use. There is an existing fourplex on the property, which is legal non-conforming. The intent of this request is to bring the current land use into conformance with the City’s zoning ordinance.

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).

Mr. Millard stated that the surrounding area includes a mix of developed fourplexes, two-family residential neighborhoods, and commercial uses. Staff finds that the applicant’s request is consistent with the policies and principles of the Killeen 2040 Comprehensive Plan. Therefore, staff recommended approval of the applicant’s request to rezone the property from “B-3” (Local Business District) to “R-3F” (Multifamily Residential District).

Mr. Millard stated that staff has received no written responses in opposition to the request.

Ms. Kimberly Bears was present to represent the request.

Chairman Minor opened the public hearing at 5:57 p.m.

With no one wishing to speak, the public hearing was closed at 5:57 p.m.

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