

MINUTES
PLANNING AND ZONING COMMISSION MEETING
JULY 15, 2024
CASE # Z24-11
“B-3” to “R-3F”

HOLD a public hearing and consider a City-initiated **request (Case #Z24-11)** to rezone Lots 1-6 and 8-16, Block 1, Sunrise Vista from “B-3” (Local Business District) to “R-3F” (Multifamily Residential District). These properties are locally addressed as 1100-1102 and 1104-1115 Horizon Drive, Killeen, Texas.

Mr. Hermosillo presented the staff report for this item. He 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. Mr. Hermosillo stated that, if approved, this City-initiated request to rezone the properties from “B-3” (Local 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.

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

Vice Chair Gukeisen opened the public hearing at 5:30 p.m.

With no one wishing to speak, the public hearing was closed at 5:30 p.m.

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