

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
DECEMBER 5, 2022**

**CASE #Z22-55
“R-1” to “R-3F”**

HOLD a public hearing and consider a request submitted by Joel Davis on behalf of JTERRIS, LLC (**Case #Z22-55**) to rezone Lot PT G, H, Block 1, Simmons 1st, from “R-1” (Single-Family Residential District) to “R-3F” (Multifamily Residential District). The property is locally addressed as 519 53rd Street, Killeen, Texas.

Mr. Hermosillo stated that, if approved, the applicant intends to retain the existing 4-plex on the property. The purpose of this request is to obtain financing and insurance for the property, and to ensure that the existing structure may be rebuilt in the event of a disaster. He also stated that, in accordance with Killeen Code of Ordinances Sec. 31-255.1(a), multifamily structures containing three (3) or four (4) separate dwelling units are allowed by right in the “R-3F” (Multi-Family Residential) zoning district. The current structure is currently considered a legal non-conforming use, which is subject to Killeen Code of Ordinances Sec. 31-51. The intent of this request is to bring the existing structure into conformance with the zoning ordinance.

The property is not within any FEMA regulatory Special Flood Hazard Area (SFHA). There are no other known wetland areas on or adjacent to the property as identified on the National Wetlands Inventory.

Staff notified sixty-six (66) surrounding property owners regarding this request. Of those notified, thirty-two (32) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and twenty-five (25) property owners reside outside of Killeen. To date, staff has received no written responses regarding this request.

The agent was not present to represent the request.

Chairman Minor opened the public hearing.

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

Commissioner Ploeckelmann moved to recommend approval of the applicant’s request. Commissioner Jones seconded, and the motion passed by a vote of 7 to 0.