

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
JUNE 3, 2019**

**CASE #Z19-13  
“B-3” to “R-2” & “R-3F”**

**B. HOLD** a public hearing and consider a request submitted by Clark & Fuller on behalf of True Fountain, L.L.C. to rezone approximately 4.631 acres, being Lot 18 and part of Lot 19, Block 1, Southwest Crossing, from “B-3” (Local Business District) to “R-2” (Two-family Residential District) and “R-3F” (Multifamily Residential District). The properties are addressed as 6306 Trimmier Road and 6309 Turkey Trot Road, Killeen, Texas.

Vice Chairman Latham requested staff comments.

Assistant Director, Tony McIlwain, stated that the applicant is proposing to construct a cul-de-sac for the proposed two-family use with ingress/egress off of Trimmier Road. Access for the proposed “R-3F” use will be off Turkey Trot.

Staff notified eighteen (18) surrounding property owners regarding this request. No responses were received.

Staff recommended disapproval of the applicant’s “R-2” and “R-3F” zoning request as it is not consistent with the FLUM of the Comprehensive Plan. Additionally, staff does not see long-term planning value in forgoing future economic (i.e. commercial) development of the site for additional rental housing that is already available within the surrounding community.

Mr. Trey Simpson, 215 N. Main Street, Temple, Texas, was present to represent this request.

Vice Chairman Latham opened the public hearing.

Ms. Suk Baldwin, 2403 South Port Drive, Killeen, Texas, spoke in support of the request.

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

Commissioner Alvarez motioned to recommend disapproval of the request. Commissioner Holly seconded, and the motion passed by a vote of 4 to 1 with Commissioner Gukeisen in opposition.

Mr. McIlwain stated that this will require a super majority vote.

Vice Chairman Latham stated that the request will be forwarded to City Council with a recommendation to disapprove.