

MINUTES
PLANNING AND ZONING COMMISSION MEETING
JUNE 9, 2025
CASE # Z25-16
“B-1” to “R-3F”

Hold a public hearing and consider a request submitted by Jason Jinks on behalf of Alejandro Gabriel Llorente Alvarado (**Case# Z25-16**) to rezone approximately 0.21 acres, being Lot 1, Block 13 out of the Evening Hollow 3rd Extension Replat from “B-1” (Professional Business District) to “R-3F” (Multifamily Residential District). The subject property is locally addressed as 2018 Cedarhill Drive, Killeen, Texas.

Ms. Lomas presented the staff report for this item. She stated that the intent of the request is to align with the current and intended use of the property as a residential apartment building.

The subject property is located within the ‘Neighborhood Infill’ growth sectors on the Growth Sector Map and is designated as ‘Residential Mix’ (RM) on the Future Land Use Map (FLUM).

Ms. Lomas stated that staff finds the proposed rezoning is consistent with the surrounding area, which consists of a mix of housing types and is consistent with the current and intended use as a residential multifamily building. Therefore, staff recommends approval of the request to rezone the property from “B-1” (Professional Business District) to “R-3F” (Multifamily Residential District) as presented.

The agent, Mr. Jason Jinks, was present to represent the request.

Chairman Minor opened the public hearing at 5:09 p.m.

With no one wishing to speak, the public hearing was closed at 5:09 p.m.

Commissioner Giacomozzi moved to recommend approval of the applicant’s request. Commissioner Rowe seconded, and the motion passed by a vote of 6 to 0.