

MINUTES
PLANNING AND ZONING COMMISSION MEETING
JULY 14, 2025
CASE # Z25-23
“R-2” to “SF-2”

Hold a public hearing and consider a request submitted by Mitchell & Associates, Inc. on behalf of Killeen Summit Builders, LLC and Herring & Co Builders, LLC (**Case# Z25-23**) to rezone approximately 8.8 acres, being Lots 11-23, Block 7; Lots 13-30, Block 8, out of Morris Subdivision Phase Two, from “R-2” (Two-Family Residential District) to “SF-2” (Single-Family Residential District). The subject properties are locally addressed as 1101-1108, 1110, 1201-1206, and 1301-1306 Nina Drive; 1102, 1104, and 1106 Karen Drive; and 3204, 3206, 3208, 3210, 3212, 3214, and 3216 Ricks Road, Killeen, Texas.

Mr. Hermosillo presented the staff report for this item. He stated that if approved, the applicant intends to develop the property into single family homes having a minimum lot width of fifty (50) feet. Mr. Hermosillo also stated that the applicant has requested to amend the request to exclude 1102, 1104, and 1106 Karen Drive.

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 recommendations outlined in the 2040 Comprehensive Plan.

Mr. Hermosillo stated that staff notified the owners of ninety-five (95) surrounding properties regarding this request. As of the date of the meeting, staff has received no written responses regarding this request.

Mr. Hermosillo stated that staff recommends approval of the request to rezone the property from “R-2” (Two-Family Residential District) to “SF-2” (Single-Family Residential District), as presented.

The agent, Ace Reneau, from Mitchell and Associates was present to represent the request. He stated that the intent of this request is to have greater flexibility to be able to develop the property.

Vice Chairman Wilson opened the public hearing at 5:35 p.m.

With no one wishing to speak, the public hearing was closed at 5:35 p.m.

Commissioner Purifoy moved to recommend approval of the applicant’s request, excluding the properties addressed 1102, 1104, and 1106 Karen Drive. Commissioner Giacomozzi seconded, and the motion passed by a vote of 6 to 0.