

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
OCTOBER 17, 2022**

**CASE #Z22-49
“A-R1” to “R-2”**

HOLD a public hearing and consider a request submitted by Mitchell & Associates, Inc., on behalf of Jerome & Rachel Gomer and Killeen Heating & Air Conditioning Inc. (**Case #Z22-49**) to rezone approximately 11.64 acres, being Pt. Lot 3, Lot 4 & Pt. Lot 5, Block 1, Cosper Creek Addition, from “A-R1” (Agricultural Single-Family Residential District) to “R-2” (Two-Family Residential District). The properties are locally addressed as 10225, 10335, & 10395 Trimmier Road, Killeen, Texas.

Ms. Larsen stated that, if approved, the applicant intends to develop two-family homes on the property. She also stated that a small portion of the northwest corner of this property is within a FEMA regulatory Special Flood Hazard Area associated with the Rock Creek floodplain. There is a freshwater emergent wetland habitat on the property as identified on the National Wetlands Inventory.

Staff notified twenty-one (21) surrounding property owners regarding this request. Of those notified, three (3) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and ten (10) property owners reside outside of Killeen. To date, staff has received two (2) written responses, including one in support of the request, and one in opposition.

Ms. Larsen further stated that staff finds that the request is consistent with the policies and principles of the 2022 Comprehensive Plan. Staff recommended approval of the applicant’s request to rezone the property to “R-2” (Two-Family Residential District).

Mr. Ace Reneau was present to represent the request.

Chairman Minor asked how many duplexes the applicant is intending to build. Mr. Reneau stated that they are in the planning stages and have not yet determined how many lots there will be.

Chairman Minor opened the public hearing.

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

Commissioner Gukeisen moved to recommend approval of the applicant’s request. Commissioner Wilson seconded, and the motion passed by a vote of 4 to 0.