

MINUTES
PLANNING AND ZONING COMMISSION MEETING
July 11, 2022

CASE #Z22-36
“B-3” to “R-3F”

HOLD a public hearing and consider a request submitted by Quintero Engineering, LLC on behalf of BFF Construction, LLC (**Case #Z22-36**) to rezone approximately 0.432 acres out of the John R. Smith Survey Abstract No. 797 from “B-3” (Local Business District) to “R-3F” (Multifamily Residential District). The property is locally addressed as 1200 and 1204 N. 8th Street, Killeen, Texas.

Ms. Larsen briefed the Commission regarding the applicant’s request. She stated that the request does not meet the requirements set forth in Killeen Code of Ordinances Sec. 31-255.1(b) and 31-256.9(a). Therefore, staff is unable to recommend approval of the request for “R-3F” (Multifamily Residential District). However, staff is of the determination that approval of “R-2” (Two-Family Residential District) would be appropriate in this location.

Vice Chairman Minor opened the public hearing.

The agent, Mr. Gorge Meza of Quintero Engineering was present to represent the case.

Ms. Melissa Brown spoke in opposition to the request. Ms. Brown noted that the former City Council voted against the previous request for “R-2” in this location based on the character of the area. She also stated that the request is not substantially different than the previous request and felt the owner was using a loophole and a strategy to get approval.

Mr. J.R. Meza, owner of the property, spoke in favor of the request. Mr. Meza stated that his goal is to help revitalize North Killeen by providing infill development in the area.

Mr. Charles Amundson, owner of Chuck’s Garage and Bill’s Towing, spoke in favor of the request and stated that the Commission was in favor of the previous request for “R-2”.

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

Commissioner Ploeckelmann moved to recommend approval of “R-2” (Two Family Residential) as recommended by staff. Commissioner Sabree seconded, and the motion passed by a vote of 6 to 1 with commissioner Gukeisen in opposition. Commissioner Gukeisen stated that he felt the property owner was exploiting a loophole to have their request heard again.