

MINUTES
PLANNING AND ZONING COMMISSION MEETING
JULY 14, 2025
CASE # FLUM25-04
“RC” to “RM”

Hold a public hearing and consider a request submitted by Quintero Engineering, LLC on behalf of SS Springs, LLC (**FLUM#25-04**) to amend the Comprehensive Plan’s Future Land Use Map (FLUM) from a ‘Regional Commercial’ designation to a ‘Residential Mix’ designation for approximately 7.2 acres, being part of Lot 2, Block 1, Rosewood Addition. The subject property is locally addressed as 5500 Rose Garden Loop, Killeen, Texas.

Ms. Lopez presented the staff report for this item. She stated that the applicant’s request is to change the Future Land Use Map designation of the subject property from ‘Regional Commercial’ to ‘Residential Mix’. If approved, the applicant’s intent is to submit a subsequent request to rezone the property from “B-3” (Local Business District) to “R-2” (Two-Family Residential District) to develop an additional phase of the Rosewood Springs Subdivision consisting of two-family homes (i.e. duplexes).

The subject property is currently designated ‘Intended Growth’ area on the Growth Sector Map and ‘Regional Commercial’ (RC) on the Future Land Use Map (FLUM). Ms. Lopez stated that the request is consistent with the recommendations of the Killeen 2040 Comprehensive Plan, and with the character of the surrounding area. She also stated that staff recommends approval of the applicant’s request to amend the Future Land Use Map (FLUM) designation from a ‘Regional Commercial’ (RC) designation to a ‘Residential Mix’ (RM).

Ms. Lopez stated that staff notified owners of thirty-two (32) surrounding properties regarding this request. As of the date of this meeting staff has received seven (7) written responses in opposition and none in support regarding this request.

The applicant, George Meza from Quintero Engineering, was present to represent the request.

Vice Chairman Wilson opened the public hearing at 5:11 p.m.

Ms. Juanita Gaona spoke in opposition to the request. She expressed concerns regarding traffic safety due to the number of car accidents on Rosewood Drive. She stated that, in her opinion, there should be a traffic signal at the intersection of Rosewood Drive and Rose Garden Loop. She also expressed concern regarding management of the Rosewood Springs Homeowners’ Association. She expressed that the developer should not be allowed to expand the residential development when the existing development is still unfinished. She noted that there is still no community center, and the dog park is not useable. Ms. Gaona stated that until the HOA amenities are finished, she would not support adding any more units.

Mr. Glen Zevallos spoke in opposition to the request. He expressed concern regarding increased traffic congestion and noise caused by the proposed development.

Ms. Marian Majors spoke in opposition to the request. She expressed concerns regarding traffic safety and drainage.

With no one else wishing to speak, the public hearing was closed at 5:19 p.m.

Vice Chairman Wilson asked staff if this request would warrant a Traffic Impact Analysis. Mr. Hermosillo responded that a TIA would not be required for the proposed development.

Commissioner Giacomozzi moved to recommend approval of the request as presented. Commissioner O'Brien seconded, and the motion passed by a vote of 4 to 2. Commissioners Sabree and Purifoy voted in opposition to the motion.

Commissioner Sabree expressed her agreement with the citizens who spoke in opposition to the request. Commissioner Purifoy expressed that his opposition to the motion was due to concerns regarding traffic.