

MINUTES
PLANNING AND ZONING COMMISSION MEETING
March 4, 2024
CASE # Z24-03
“R-1” to “R-2”

HOLD a public hearing and consider a request submitted by Lionel Reyes (**Case #Z24-03**) to rezone approximately 0.97 acres, being Lots 1 and 2, Block 1 out of Westcliff Estates from “R-1” (Residential District) to “R-2” (Two-Family Residential District). The subject properties are locally addressed as 5007 and 5009 Westcliff Road, Killeen, Texas.

Mr. Millard presented the staff report for this item. He stated that, if approved, the applicant intends to develop two-family residential homes on the property.

The subject property is 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).

Mr. Millard stated that the subject property is within Zone X, a FEMA-regulatory Special Flood Hazard Area (SFHA).

Mr. Millard stated that staff is of the determination that the request is consistent with the Killeen 2040 Comprehensive Plan and compatible with the character of the area. Therefore, staff recommends approval of the request as presented.

The applicant was not present to represent the request.

Chairman Minor opened the public hearing at 5:54 p.m.

With no one wishing to speak, the public hearing was closed at 5:54 p.m.

Commissioner Gukeisen moved to recommend approval of the request as presented. Commissioner Sabree seconded, and the motion passed by a vote of 7 to 0.