

MINUTES
PLANNING AND ZONING COMMISSION MEETING
December 18, 2023
CASE # Z23-30
“R-1” to “R-2”

HOLD a public hearing and consider a request submitted by Quintero Engineering, on behalf of A&T Construction, LLC (**Case #Z23-30**) to rezone approximately 7.4 acres, being part of the W. L. Harris Survey, Abstract No. 1155 from “R-1” (Single-Family Residential District) to “R-2” (Two-Family District). The property is generally located south of the intersection of Mesa Verde Dr. and Alfredo Guerra Avenue, 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 ‘Controlled Growth’ sector on the Growth Map and is designated as ‘Traditional Neighborhood’ (TN) on the Future Land Use Map (FLUM) of the Killeen 2040 Comprehensive Plan.

Mr. Millard stated that the request is consistent with the Killeen 2040 Comprehensive Plan. However, staff finds that the request is not consistent with the predominantly single-family character of the surrounding area. Therefore, staff recommends disapproval of the request as presented.

Commissioner Ploeckelmann stated that he was surprised by staff recommendation because the request seems to be consistent with the recommendations of the Comprehensive Plan.

Commissioner Sabree asked for clarification regarding why staff is recommending disapproval. Ms. Meshier stated that the primary factor for this recommendation is that the zoning request would not be consistent with the surrounding character of the area.

Chairman Minor stated that in the past, staff has recommended approval of “R-2” (Two-Family Residential) developments adjacent to “R-1” (Single-Family Residential) developments. He also stated that the City has been attempting to increase density and housing diversity, which would be promoted by this request.

George Meza with Quintero Engineering was present to represent the request. Mr. Meza stated that he believes that the request is appropriate for the area.

Chairman Minor asked how many duplexes the applicant intends to build. Mr. Meza stated that the applicant could build approximately 30 duplexes on the site.

Chairman Minor opened the public hearing at 5:32 p.m.

Mr. Bob Furgeson spoke in opposition to the request. He expressed a concern regarding the increase in traffic that this development would cause.

With no one else wishing to speak, the public hearing was closed at 5:32 p.m.

Commissioner Gukeisen moved to approve the request as presented. Commissioner Wilson seconded, and the motion passed by a vote of 7 to 1 with Commissioner Sabree in opposition.

Commissioner Sabree stated that she agreed with the staff's recommendation to disapprove the request.