

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
DECEMBER 7, 2020**

**CASE #Z20-26
“B-3” to “R-2”**

HOLD a public hearing and consider a request submitted by Quintero Engineering, L.L.C. on behalf of Kailles Projects, L.L.C. (**Case #Z20-26**) to rezone Lot 2, Block 1, Mulford Addition, from “B-3” (Local Business District) to “R-2” (Two- Family Residential District). The property is addressed as 1403 Mulford Street, Killeen, Texas.

Chairman Latham requested staff comments.

Mr. John Byrum, Senior Planner, presented the staff report for this item. He stated that the applicant intends to build one (1) duplex on the property.

Mr. Byrum also stated that staff notified sixty-one (61) surrounding property owners regarding this request. No responses were received. Twenty-nine (29) property owners reside outside of Killeen. Thirty-five (35) of the sixty-one (61) notified are outside of the 200-foot notification boundary required by the State but within the 400-foot notification boundary required by Council.

Staff recommends approval of the applicant’s “R-2” (Two-family Residential District) zoning request, as it is consistent with the FLUM of the Comprehensive Plan. The proposed zoning is consistent with the surrounding property uses and is compatible with the existing land uses and prevailing community character.

Mr. Gorge Meza, 1501 W. Stan Schlueter Loop, Killeen, Texas, was present to represent the case.

Chairman Latham opened the public hearing. With no one requesting to speak, the public hearing was closed.

Commissioner Minor motioned to recommend approval of the request. Commissioner Gukeisen seconded, and the motion passed by a vote of 5 to 0.

Chairman Latham stated that the request will be forwarded to City Council with a recommendation for approval.