

MINUTES
PLANNING AND ZONING COMMISSION MEETING
JULY 17, 2023
CASE# Z23-06
“B-5” to “R-3A”

HOLD a public hearing and consider a request submitted by CSH Avenue Heights, Ltd., on behalf of SSK Lodging, LLC (**Case #Z23-06**), to rezone approximately 3.92 acres out of the W. H. Cole Survey, Abstract No. 150, 701-1-4, Northside, from “B-5” (Business District) to “R-3A” (Multifamily Apartment Residential District). The property is locally addressed as 2600 Illinois Avenue, Killeen, Texas.

Ms. Larsen presented the staff report for this item. She stated that, if approved, the applicant intends to develop the property as a mixed-income apartment community.

The request for “R-3A” (Multifamily Apartment Residential District) is consistent with the Urban Village land use designation.

Ms. Larsen stated that staff finds the request is consistent with the recommendations of the 2022 Comprehensive Plan. In addition, the City Council has provided Resolution of Support (Resolution No. 23-031R) for the proposed affordable housing development funded through the Low Income Housing Tax Credit (LIHTC) program. Therefore, staff recommends approval of the request as presented.

Mr. Matt Higgins was present to represent the request.

Vice Chair Gukeisen opened the public hearing at 5:41 p.m.

Ms. Melissa Brown spoke in favor to the request. Ms. Brown stated that the area is in high need of affordable housing and the walkability will allow citizens access to essentials, even if they do not have transportation. Ms. Brown also stated that this was a tax credit project that was approved by the City Council and a limited amount of tax credit housing projects that get approved each year statewide.

With no one else wishing to speak, the public hearing was closed at 5:44 p.m.

Commissioner Ploeckelmann moved to approve the request as presented. Commissioner Jones seconded, and the motion passed by a vote of 4 to 0.