

MINUTES
PLANNING AND ZONING COMMISSION MEETING
AUGUST 11, 2025
CASE # Z25-25
“A” to PUD W/”RT-1”

Hold a public hearing and consider a request submitted by Quintero Engineering, LLC on behalf Atkinson Homes, Inc. (**Case# Z25-25**) to rezone approximately 19.56 acres out of the T. Arnold Survey, Abstract No. 55, and J. H. Lewis Survey, Abstract No. 536 from “A” (Agricultural District) to PUD (Planned Unit Development) with “RT-1” (Residential Townhouse Single-Family District). The subject property is locally addressed as 7610 Clear Creek Road.

Mr. Hermosillo presented the staff report for this item. He stated that, if approved, the applicant intends to develop the property into townhomes. Mr. Hermosillo also stated that the PUD development standards are outlined in the proposed PUD Concept Plan.

The subject property is currently designated ‘Controlled Growth’ area on the Growth Sector Map and ‘Residential Mix’ (RM) on the Future Land Use Map (FLUM). Mr. Hermosillo stated that the request is consistent with the recommendations of the Killeen 2040 Comprehensive Plan. He also stated that staff recommends approval of the applicant’s request to rezone the property from “A” (Agricultural District) to Planned Unit Development (PUD) with “RT-1” (Residential Townhouse Single-Family District) as presented.

Mr. Hermosillo stated that staff notified the owners of fifty (50) surrounding properties regarding this request. As of the date of the meeting, staff has received one (1) written response in opposition to the request.

The applicant, Mr. Pedro Quintero of Quintero Engineering, was present to represent the request. Mr. Quintero elaborated on the amenities being incorporated in their concept plan.

Chairman Minor asked if the development would be “owner occupied” and “for sale”. Mr. Quintero stated that these units will be owner occupied.

There was also a discussion about a citizen’s response that expressed concerns about lack of an adequate buffer between the proposed development and neighboring residential.

Chairman Minor opened the public hearing at 5:21 p.m.

With no one wishing to speak, the public hearing was closed at 5:21 p.m.

Commissioner Giacomozzi moved to recommend approval of the request as presented. Commissioner O’Brien seconded, and the motion passed by a vote of 5 to 0.