

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
NOVEMBER 16, 2020**

**CASE #Z20-25  
“R-1” to “R-2”**

**HOLD** a public hearing and consider a request submitted by Luz Erribarren on behalf of Becquer Erribarren to rezone Lot 8, Block 7, Marlboro Heights Revised from “R-1” (Single-Family Residential District) to “R-2” (Two-Family Residential District). The property is addressed as 2722 Terrace Drive, Killeen, Texas.

Chairman Latham requested staff comments.

Mr. John Byrum, Senior Planner, presented the staff report for this item. He stated that the applicant is proposing to develop one duplex on the property. Staff notified seventy-five (75) surrounding property owners regarding this request; as of the date of this staff report, no responses have been received. Twenty-two (22) property owners reside outside of Killeen. Forty-two (42) of the seventy-five (75) notified are outside of the 200-foot notification boundary required by the State but within the 400-foot notification boundary required by Council.

Mr. Byrum stated that staff recommends that the Commission recommend disapproval of the applicant’s request for “R-2” (Two-Family Residential District). Staff’s determination that the request to rezone the property from “R-1” to “R-2” is not in keeping with the predominantly single-family character of the neighborhood. Although there are existing two-family homes in the vicinity, the prevailing community character is single-family in nature. In addition, the vast majority of properties to the east, west, and south of the subject parcel are single-family homes. Staff is of the determination that approval of this request would allow for a duplex to be developed in a primarily single-family residential neighborhood.

Ms. Luz Erribarren, 504 Taurus Drive, Killeen, Texas, was present to represent the applicant.

Chairman Latham opened the public hearing.

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

Vice Chairman Alvarez motioned to recommend approval of the request. Commissioner Minor seconded, and the motion failed by a vote of 3 to 4. Commissioners Ploeckelmann, Gukeisen, Boyd and Hodges voted in opposition.

Commissioner Gukeisen motioned to recommend disapproval of the request. Commissioner Ploeckelmann seconded, and the motion passed by a vote of 4 to 3. Commissioners O’Brien, Minor and Alvarez voted in opposition.

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