

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**October 28, 2024**  
**Case # Z24-26**  
**“B-5” to “R-1”, “R-2”, and “R-3F”**

**HOLD** a public hearing and consider a City-initiated request (**Case #Z24-26**) to rezone thirty-five (35) properties from “B-5” (Business District) to “R-1” (Single-Family Residential District), “R-2” (Two-Family Residential District), and “R-3F” (Multifamily Residential District). The subject properties are generally located near the intersection of Shawn Drive and Courtney Lane, and are locally addressed as 4103-4107, 4201, 4202, 4204, 4206, 4302, 4304-4308, and 4310-4312 Shawn Drive; 3006, 3105-3106, and 3108 Courtney Lane; and 3001-3006, 3008-3010, 3012, 3101, 3103, and 3105 Honeyuckle Circle, Killeen, Texas.

Mr. Millard presented the staff report for this item. He stated that the intent of this request is to change the current zoning of the properties to make them consistent with the existing residential land use, which will assist the property owners with being able to sell or refinance their property in the future, should they choose to do so. The properties have existing single-family, two-family, and multifamily residential uses on each of the subject parcels, which are considered legal non-conforming. Mr. Millard stated that, if approved, this City-initiated request to rezone the properties from “B-5” (Business District) to “R-1” (Single-Family Residential District), “R-2” (Two-Family Residential District), and “R-3F” (Multifamily Residential District) will bring the current use of these properties into conformance with the zoning ordinance.

The subject properties are located within the ‘Neighborhood Infill’ sector on the Growth Sector Map of the Comprehensive Plan and is designated as ‘Residential Mix’ (RM) and ‘Regional Commercial’ on the Future Land Use Map (FLUM). Staff finds that the request is consistent with the surrounding area and follows the 2040 Comprehensive Plan.

Mr. Millard stated that staff notified one hundred and four (104) surrounding property owners regarding this request. As of the date of the meeting, staff has received one (1) written response in favor of this request and none in opposition.

Mr. Millard stated that staff recommends approval of the request to rezone the subject properties from “B-5” (Business District) to “R-1” (Single-Family Residential District), “R-2” (Two-Family Residential), and “R-3F” (Multifamily Residential) as presented.

Chairman Minor opened the public hearing at 5:11 p.m.

With no one wishing to speak, the public hearing was closed at 5:12 p.m.

Commissioner Wilson moved to recommend approval of the City-initiated request as presented by staff. Commissioner Giacomozzi seconded, and the motion passed by a vote of

7 to 0.