

MINUTES
PLANNING AND ZONING COMMISSION MEETING
September 23, 2024
Case # Z24-25
“B-5” to “R-1”, “R-2”, & “R-3F”

HOLD a public hearing and consider a City-initiated request (**Case #Z24-25**) to rezone Lots 1-6, Block 1 of the Willow Ridge Addition, Phase Four from “B-5” (Business District) to “R-2” (Two-Family Residential District); Lot 1, Block 1 of the Willow Ridge Addition, Phase Five from “B-5” (Business District) to “R-3F” (Multifamily Residential District); and Lot 3, Block 2 of Willow Ridge Addition, Phase Four from “B-5” (Business District) to “R-1” (Single-Family Residential District). The subject properties are locally addressed as 2012, 2014, 2101, 2103, 2105, 2201, 2203, and 2205 Agate Drive, 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 single-family 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 homes 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 ‘Infill & Enhance’ sector on the Growth Sector Map of the Comprehensive Plan and is designated as ‘Residential Mix’ (RM) 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 recommends approval of the request to rezone the 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.

Vice-Chair Gukeisen opened the public hearing at 5:09 p.m.

With no one wishing to speak, the public hearing was closed at 5:09 p.m.

Commissioner Jones moved to recommend approval of the City-initiated request as presented by staff. Commissioner Sabree seconded, and the motion passed by a vote of 7 to 0.