

MINUTES
PLANNING AND ZONING COMMISSION MEETING
September 9, 2024
Case # Z24-21
“B-5” to “R-2”

HOLD a public hearing and consider a request submitted by John Hart Bandas, P.E. on behalf of Laura MacManus and Greg A. MacDonald (**Case #Z24-21**) to rezone approximately 0.22 acre out of Lot 11, Block 1 of the Fisher Commercial Subdivision, Phase Three from “B-5” (Business District) to “R-2” (Two-Family Residential District). The subject property is locally addressed as 2303 Federal Street, Killeen, Texas.

Ms. Lomas presented the staff report for this item. She stated that, if approved, the applicant intends to develop a two-family residential home on the property.

The subject property is located within the ‘Intended Growth sector on the Growth Sector Map of the Comprehensive Plan and is designated as ‘Residential Mix (RM) on the Future Land Use Map (FLUM). This ‘Residential Mix’ place type creates neighborhoods built with a traditional walkable block-street grid network that allows a flexible mix of residential building typologies. Staff finds that the applicant’s request is consistent with the Comprehensive Plan and is consistent with the surrounding area, which consists of a mix of housing types.

Ms. Lomas stated that staff recommends approval of the applicant’s request to rezone the property from “B-5” (Business District) to “R-2” (Two-Family Residential District) as presented.

The applicant was not present to represent the request, but he asked that the Commission vote on the request in his absence.

Chairman Minor opened the public hearing at 5:23 p.m.

With no one wishing to speak, the public hearing was closed at 5:23 p.m.

Commissioner Wilson moved to approve the applicant’s request as presented by staff. Commissioner Jones seconded, and the motion passed by a vote of 6 to 0.