

MINUTES
PLANNING AND ZONING COMMISSION MEETING
June 22, 2022

CASE #Z22-31
“R-1” to “R-2”

HOLD a public hearing and consider a request submitted by Quintero Engineering, LLC on behalf of A & T Construction, LLC (**Case #Z22-31**) to rezone approximately 7.40 acres out of the W. L. Harris Survey, Abstract No. 1155 from “R-1” (Single-Family Residential District) to “R-2” (Two-Family Residential District). The property is located south of West Stan Schlueter Loop and east of the Eagle Valley Subdivision, Killeen, Texas.

Ms. Larsen briefed the Commission regarding the applicant’s request. She stated that staff recommends disapproval of the request, as is not consistent with the single-family land uses to the east and west of the subject property.

Chairman Latham opened the public hearing at 5:27 p.m.

The applicant’s agent, Mr. Pedro Quintero of Quintero Engineering, was present to represent the case.

Mr. Bob Ferguson of 2002 West Stan Schlueter loop spoke in opposition to the request. Mr. Ferguson expressed concern that the proposed duplexes would devalue the surrounding single-family homes, increase traffic, and negatively affect the overall aesthetic of the area.

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

Commissioner Gukeisen made a motion to approve the request as presented. Commissioner Rowe seconded, and the motion passed by a vote of 3 to 2 with Commissioners Ploeckelmann and Minor in opposition. Commissioners Minor and Ploeckelmann stated they were in favor of the area remaining zoned “R-1” (Single-Family Residential District).