

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
SEPTEMBER 19, 2022**

**CASE #Z22-42
“B-5” to “R-3F”**

HOLD a public hearing and consider a request submitted by Edward McIntyre, on behalf of Gurunath Vadamudala (Case #Z22-42) to rezone approximately 0.231 acres out of the Northside Addition, Block 3, Lots 3 and 4, from “B-5” (Business District) to “R-3F” (Multifamily Residential District). The property is locally addressed as 1707 North 8th Street, Killeen, Texas.

Ms. Larsen briefed the Commission regarding the applicant’s request. She stated that the applicant intends to develop a modern 4-plex house on the property. She also stated that a PUD is required in accordance with Sec. 31-256.9(a). However, staff is proposing to amend that section to change the requirement for a PUD for requests for “R-3F” and “R-3A” that are less than five (5) acres. If the proposed amendment is approved, this request would not require a PUD, since the request is for approximately 0.231 acres.

Ms. Larsen stated that this request is considered an infill project on a vacant lot and will provide for a variety of housing types contributing to diverse neighborhoods. This is an example of improving the City's fiscal health by allowing development in North Killeen, where existing infrastructure is located, to help generate wealth and a sense of community. The request may show how the area can be improved while meeting the needs of the community and may also contribute to quality and affordable housing by increasing the number of units in a smaller lot.

Staff notified sixty (60) surrounding property owners regarding this request. Of those notified, thirty-four (34) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and thirty-one (31) property owners reside outside of Killeen. During the workshop staff received a letter of support.

With no one being present to represent the request, the Planning Commission decided to continue with the public hearing.

Chairman Latham opened the public hearing.

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

Commissioner Ploeckelmann moved to recommend approval of the applicant’s request. Commissioner Sabree seconded, and the motion passed by a vote of 6 to 0.