

MINUTES
PLANNING AND ZONING COMMISSION MEETING
March 4, 2024
CASE # Z24-02
“R-1” and “RMH” to “R-2”

HOLD a public hearing and consider a request submitted by Quintero Engineering on behalf of Faniks Properties, LLC (**Case #Z24-02**) to rezone approximately 12.033 acres out of the John Essary Survey, Abstract No. 296, 5, 6-1, 6-1-1, 714-16-1-1, 714-19-1-1, and the M. Tongate Survey, Abstract No. 831, 775-3, from “R-1” (Single-Family Residential District) and “RMH” (Residential Mobile Home District) to “R-2” (Two-Family Residential District). The subject property is locally addressed as 3210 Florence Road, Killeen, Texas.

Mr. Millard presented the staff report for this item. He stated that, if approved, the applicant intends to develop two-family residential homes on the property.

The subject property is located within the ‘Neighborhood Infill’ 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 place type encourages most residential uses such as single-family detached, townhouses, small-plex (2-4 units), etc. Mr. Millard stated that staff is of the determination that the request is consistent with the character of the adjacent neighborhoods and with the 2040 Comprehensive Plan.

One hundred and six (106) surrounding property owners were notified regarding this request. To date, staff has received three (3) written responses in support of the request, and four (4) responses in opposition.

Mr. Millard stated that staff has concerns regarding ingress and egress to the site, which the applicant would need to address during the platting process. Mr. Millard stated that the subject property is within Zone X, a FEMA-regulatory Special Flood Hazard Area (SFHA).

Mr. Millard stated that staff’s recommendation is for approval of the request as presented.

Commissioner Gukeisen expressed concern regarding the potential ingress and egress off Kings Court. He also expressed that the proposed duplexes are not compatible with the character of the surrounding area.

Mr. George Meza from Quintero Engineering was present to represent the request. He stated that the primary ingress and egress would be via Florence Road. He clarified that there would be no access to the proposed development from Kings Court. Mr. Meza stated that he believes the request is consistent with the character of the surrounding area.

Commissioner Gukeisen asked what the projected number of duplexes would be. Mr. Meza stated that, based on the available ingress and egress, the property would be limited to fifteen (15) duplex structures, or thirty (30) dwelling units.

Commissioner O'Brien asked Mr. Meza if the development would require a traffic light. Mr. Meza stated that the request at this time is for zoning. Whether or not a traffic light will be required will be determined later in the development process.

Chairman Minor opened the public hearing at 5:41 p.m.

Mr. James Rodgers spoke in opposition to the request. Mr. Rodgers expressed concern that if the request is approved, the greenery behind his house would be removed and the wildlife in the area would be displaced. He also stated that he fought the rezoning of this property ten (10) years ago, and that he is fighting it again.

Ms. Melissa Brown stated that this request is consistent with the Killeen 2040 Comprehensive Plan. However, she expressed concern that this could be a fire safety issue due to lack of adequate ingress and egress. Ms. Brown suggested that the northern portion of the property could be zoned "R-1" (Single Family Residential), while the southern portion could be zoned "R-2" (Two-Family Residential).

With no one else wishing to speak, the public hearing was closed at 5:47 p.m.

Commissioner Ploeckelmann moved to recommend disapproval the request as presented. Commissioner Gukeisen seconded, and the motion passed by a vote of 7 to 0.