

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**October 14, 2024**  
**Case # Z24-30**  
**“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 #Z24-30**) 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. 832, 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.

Mr. Millard explained that the applicant recently submitted a request to rezone this property to “R-1” (Two-Family Residential District), which was recommended for disapproval by the Planning and Zoning Commission on March 4, 2024. The request was subsequently withdrawn by the applicant prior to being voted on by City Council.

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 ‘Neighborhood Infill’ sector includes areas in the city that are already developed and have access to city services and infrastructure, but have vacant, underutilized , or poorly developed properties. Staff finds that the applicant’s request is consistent with the 2040 Comprehensive Plan.

Mr. Millard stated that staff notified one hundred and sixteen (116) surrounding property owners regarding this request. As of the date of the meeting, staff has received four (4) written responses in opposition, with no written responses in support, of this request.

Mr. Millard stated that staff recommends approval of the applicant’s request to rezone the property from “R-1” (Single-Family Residential District) to “RMH” (Residential Mobile Home District).

The agent, Mr. Bryce Martin from Quintero, LLC, was present to represent the request.

Mr. Martin stated that the property has a designation of ‘Residential Mix’ on the Future Land Use Map (FLUM), and the surrounding area includes a mixture of both residential and commercial uses, but none of them are “R-2” (Two-Family Residential District). He also stated since the last time this request was heard, the developer has acquired another property in the cul-de-sac of Kings

Court, to allow for the second ingress and egress. He stated that he believes this will allow easier circulation within the subdivision for citizens and City vehicles.

Chairman Minor opened the public hearing at 6:11 p.m.

Mr. James Rodgers spoke in opposition to the request. He expressed concerns regarding traffic and the density of the proposed development. He also expressed concern regarding removing of the green area, and the impact of the proposed development on the wildlife in the area.

With no one else wishing to speak, the public hearing was closed at 6:14 p.m.

Commissioner Wilson moved to recommend disapproval of the applicant's request. Commissioner O'Brien seconded, and the motion passed by a vote of 5 to 0. The Commission stated that they recommended disapproval due to concerns regarding safety and flooding.