

MINUTES
PLANNING AND ZONING COMMISSION MEETING
October 2, 2023
CASE # Z23-22
“B-3”, “B-5” and “RC-1” to “B-5”

HOLD a public hearing and consider a request submitted by Mark Huonder, on behalf of 1314 Stan Schlueter Loop LLC (Benito J. Hidalgo), (**Case #Z23-22**) to rezone Lot 2, Block 1 out of the Plentl Addition Phase Two First Amendment Replat No. 1 from “B-3” (Local Business District), “B-5” (Business District), and “RC-1” (Restaurant and Alcohol Sales District) to “B-5” (Business District). This property is locally addressed as 1314 West Stan Schlueter Loop, Killeen, Texas.

Mr. Hermosillo presented the staff report for this item. He stated that the intent of this request is to clean up the zoning districts on the subject property from three (3) different zoning districts to one (1) single zoning district. He stated that, if approved, the applicant intends to develop a retail lease space on the property.

The request for “B-5” (Business District) is consistent with the ‘Regional Commercial’ land use designation. The ‘Regional Commercial’ (RC) place type include places that are auto-oriented, located near high-traffic intersections, such as regional businesses like retail, restaurants, gas stations, grocery stores, etc.

Mr. Hermosillo stated that staff finds the request is consistent with the Killeen 2040 Comprehensive Plan, and with the character of the surrounding area. Therefore, staff recommends approval of the request as presented.

Mr. Hermosillo stated that the agent, Mark Huonder, was unable to send a representative to the meeting, and that they wished for the Commission to move forward with a recommendation to City Council.

Chairman Minor opened the public hearing at 5:10 p.m.

With no one wishing to speak, public hearing was closed at 5:10 p.m.

Commissioner Jones moved to approve the request as presented. Commissioner Ploeckelmann seconded, and the motion passed by a vote of 8 to 0.