

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**MAY 1, 2023**  
**FLUM 23-02**  
**“NC” to “I”**

**HOLD** a public hearing and consider a request submitted by J-BREZ LLC – SERIES B (**FLUM# 23-02**) to amend the Comprehensive Plan’s Future Land Use Map (FLUM) from a ‘Neighborhood Commercial’ designation to an ‘Industrial’ designation for approximately 10.56 acres, being part of the Killeen Area Investment Corp Industrial Tract, Lot Pt. Tr. D and part of the J. J. Roberts Survey, Abstract No. 731. The property is locally addressed as 5200 East Veterans Memorial Boulevard, Killeen, Texas.

Mr. Hermosillo presented the staff report for this item. He stated that, if approved, the applicant intends to rezone the portion of the property currently zoned “R-1” (Single-Family Residential District) to “M-1” (Manufacturing District) to be consistent with the property surrounding it.

Mr. Hermosillo also noted that the subject property is zoned “R-1” (Single-Family Residential District) and “M-1” (Manufacturing District). The property was originally zoned “R-1” and the remainder of the property was rezoned to “M-1.”

Mr. Hermosillo stated that staff finds that the requested FLUM amendment is compatible with the character of the surrounding area. The intent of the requested FLUM is to allow one acre of the property to be rezoned from “R-1” to “M-1” to make it consistent with the surrounding “M-1” zoning. Mr. Hermosillo stated that staff’s recommendation is for approval of the request as presented.

Mr. Tad Dorroh was present to represent the request.

Chairman Minor opened the public hearing at 5:42 p.m.

With no one wishing to speak, the public hearing was closed at 5:42 p.m.

Commissioner Wilson made a motion to approve the request as presented by staff. Commissioner Rowe seconded; motion passed by a vote of 5 to 0.