

MINUTES
PLANNING AND ZONING COMMISSION MEETING
APRIL 3, 2023
CASE #23-12
“A” & “A-R1” to “B-3”

HOLD a public hearing and consider a request submitted by Quintero Engineering, LLC, on behalf of Curtis Emmons (**Case #Z23-12**) to the rezone approximately 1.6 acres out of the Moses T. Martin Survey, Abstract No. 963 from “A” (Agricultural District) and “A-R1” (Agricultural Single-Family Residential District) to “B-3” (Local Business District). The subject property is generally located on the west right-of-way of Trimmier Road and east right-of-way of Kelley Lane, Killeen, Texas.

Ms. Larsen presented the staff report for the item. She stated that, if approved, the applicant intends to develop a commercial warehouse building on the property.

Ms. Larsen stated that the request is consistent with the ‘Neighborhood Commercial’ designation of the Future Land Use Map (FLUM). Ms. Wynstan also stated that staff finds that the request is consistent with the policies and principles of the 2022 Comprehensive Plan. Ms. Larsen stated staff recommends approval of the applicant’s request.

No one was present to represent the request.

Chairman Minor opened the hearing at 6:17 p.m.

With no one wishing to speak, the public hearing was closed at 6:17 p.m.

Vice Chair Gukeisen moved to approve the zoning request as presented by staff. Commissioner Jones seconded, and the motion passed by a vote of 7 to 0.