

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
NOVEMBER 16, 2020**

**CASE #Z20-23  
“B-3” to “B-4”**

**HOLD** a public hearing and consider a request submitted by Oppidan Incorporated (c/o Jay Moore) on behalf of Noble E Central Killeen TX, L.L.C. to rezone Lot 4A, Block 1, Gander Mountain Addition from “B-3” (Local Business District) to “B-4” (Business District). The property is addressed as 701 E. Central Texas Expressway, Killeen, Texas.

Chairman Latham requested staff comments.

Mr. John Byrum, Senior Planner, presented the staff report for this item. He stated that the applicant intends to convert the property into a Retail, Service, and RV Sales Operation. Staff notified sixty-four (64) surrounding property owners regarding this request. Twelve (12) property owners reside outside of Killeen. Thirty-six (36) of the sixty-four (64) notified are outside of the 200-foot notification boundary required by the State but within the 400-foot notification boundary required by Council.

Mr. Byrum also stated that staff recommends that the Commission recommend approval of the applicant’s request for “B-4” (Business District) zoning, as the proposed zoning is consistent with the surrounding property uses and is compatible with the existing land uses and prevailing community character. Rezoning from “B-3” to “B-4” will allow for Retail, Service and RV Sales Operation.

Mr. Ted Anderson, 152 Emilia Lane, Fallbrook, California, was present to represent the applicant.

Chairman Latham opened the public hearing.

Mr. Robert Hoxworth, 2201 Trimmier Road, Killeen, Texas, spoke in opposition of the request.

There was a discussion for the applicant to request a Conditional Use Permit. If the applicant resubmitted the request as a Conditional Use Permit, they would have to wait to be placed at the next Planning & Zoning Commission and surrounding property owners would have be notified of the change.

With no one else requesting to speak, the public hearing was closed.

Commissioner Minor motioned to recommend approval of the request. Commissioner Boyd seconded, and the motion passed by a vote of 4 to 3. Commissioners Ploeckelmann, Gukeisen and Hodges voted in opposition.

Chairman Latham stated that the request will be forwarded to City Council with a recommendation for approval.