HOLD a public hearing and consider a zoning request submitted by Jim Wright Company, on behalf of Codra Rentals, Ltd., **(Case #Z24-33)** to rezone Lot 1, Block 1, North 10th Addition from "B-2" (Local Retail District) to "B-3" (Local Business District). The subject property is locally addressed as 1005 North 10th Street, Killeen, Texas.

Mr. Millard presented the staff report for this item. He stated that, if approved, the applicant intends to utilize the property for a mortuary or funeral chapel, excluding cremation services, as allowed in Killeen Code of Ordinances Section 31-306(5).

The subject property is located within the 'Infill and Enhance' area on the Growth Sector Map of the Comprehensive Plan and is designated as 'Neighborhood Commercial' (NC) on the Future Land Use Map (FLUM). This 'Infill and Enhance' sector has existing development and full service, but are located in areas which additional population, higher development intensities, and integration of uses is desired. Growth policies for this area should support infill, redevelopment, and infrastructure projects.

Mr. Millard stated that staff notified forty-four (44) surrounding property owners regarding this request. As of the date of the meeting, staff has received one written response in support of this request. The respondent is the owner of three (3) adjacent parcels. Staff has received no written responses in opposition of the applicant's request.

Mr. Millard stated that staff recommends approval of the applicant's request to rezone the property from "B-2" (Local Retail District) to "B-3" (Local Business District).

No one was present to represent the request.

Chairman Minor opened the public hearing at 5:18 p.m.

With no one wishing to speak, the public hearing was closed at 5:18 p.m.

Commissioner Giacomozzi moved to recommend approval of the applicant's request as presented. Commissioner Pineda seconded, and the motion passed by a vote of 6 to 0.