

**MINUTES
PLANNING AND ZONING COMMISSION MEETING
JANUARY 30, 2023**

**CASE #Z22-57
“R-1” to “B-3”**

HOLD a public hearing and consider a request submitted by Tanner Brandt on behalf of PAW Holdings of Texas, LLC (**Case #Z22-57**) to rezone approximately 0.34 acres, out of W. H. Cole Survey, Abstract no. 201, from “R-1” (Single-Family Residential District) to “B-3” (Local Business District). The properties are locally addressed as 2650 and 2652 Trimmier Rd. Killeen, Texas.

Mr. Hermosillo presented the staff report for this item. He stated that if approved, the applicant intends to use the subject property to provide access onto Trimmier Road for a proposed car wash, which will be located on the adjacent property to the south.

Staff notified thirty-three (33) surrounding property owners regarding this request. Of those notified, twenty-one (21) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and sixteen (16) property owners reside outside of Killeen. To date, staff has received zero (0) written responses regarding this request.

Mr. Hermosillo also stated that staff finds that the request is consistent with the policies and principles of the 2022 Comprehensive Plan. Additionally, the request is compatible with the existing land uses and prevailing community character. Approval of this request would not negatively affect the surrounding community. Therefore, staff recommends approval of the request as presented.

Mr. Tanner Brandt was present to represent the request.

Chairman Minor opened the public hearing.

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

Commissioner Ploeckelmann moved to recommend approval of the applicant’s request for “B-3” (Local Business District). Commissioner Wilson seconded, and the motion passed by a vote of 5 to 0.