

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**March 07, 2022**

**CASE # Z22-13**  
**“R-1” to “B-3”**

**HOLD** a public hearing and consider a request submitted by Franklin Land Associates, LLC on behalf of D&SC Enterprises, Inc. (**Case #Z22-13**) to rezone approximately 1.516 acres out of the W. H. Cole, Abstract No. 200 from “R-1” (Single-Family Residential District) to “B-3” (Local Business District). The property is located west of Featherline Road and north of Chaparral Road, Killeen, Texas.

Ms. Larsen briefed the Commission regarding the applicant’s request. She stated that staff recommends approval of “NBD” (Neighborhood Business District), which is a more restrictive district than requested.

Commissioner Minor stepped down from dais due to a conflict of interest.

The agent, Mr. Bob Gage of GBT Realty, was present to represent the case. He stated that the proposed retail store is 10,640 square feet, and that the recommended “NBD” (Neighborhood Business District) would not meet the needs of the applicant. He requested that the Commission approve the request for “B-3” (Local Business District) as presented.

Chairman Latham opened the public hearing.

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

Commissioner Alvarez made a motion to approve the request for “B-3” (Local Business District) as presented. Commissioner Adams seconded, and the motion passed by a vote of 7 to 0.

Commissioner Minor returned to the dais.