

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**December 18, 2023**  
**CASE # Z23-29**  
**“R-1” to “B-3”**

**HOLD** a public hearing and consider a request submitted by Timothy Turner on behalf of Cleo Bay Imports (**Case #Z23-29**) to rezone part of the J. H. Lewis Survey, 2-1, Abstract No. 536 from “R-1” (Single-Family Residential District) to “B-3” (Local Business District). The property is locally addressed as 4452 Reese Creek Road, Killeen, Texas.

Mr. Millard presented the staff report for this item. He stated that, if approved, the applicant intends to develop a commercial office building on the property.

The subject property is located within the ‘Neighborhood Infill’ sector on the Growth Map and is designated as ‘Regional Commercial’ (RG) on the Future Land Use Map (FLUM) of the Killeen 2040 Comprehensive Plan. The request for “B-3” (Local Business District) is consistent with the ‘Regional Commercial’ land use designation. The ‘Regional Commercial’ (RC) place type include places are that auto-oriented, located near high-traffic intersections, such as regional businesses like retail, restaurants, gas stations and offices. Mr. Millard stated that staff finds the request is consistent with the Killeen 2040 Comprehensive Plan, and with the character of the surrounding area, and includes three of the comprehensive plan’s recommendations. Therefore, staff recommends approval of the request as presented.

Mr. Timothy Turner was present to represent the request.

Chairman Minor opened the public hearing at 5:15 p.m.

With no one wishing to speak, the public hearing was closed at 5:15 p.m.

Commissioner Wilson moved to approve the request as presented. Commissioner Sabree seconded, and the motion passed by a vote of 8 to 0.