

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
DECEMBER 19, 2022**

**CASE #Z22-56  
“B-2” to “NBD”**

**HOLD** a public hearing and consider a request submitted by Killeen Engineering & Surveying, LTD on behalf of HCL Family, LLC (**Case #Z22-56**) to rezone approximately 0.311 acres, being part of Lot 1, Block 1, HCL Plaza Addition from “B-2” (Local Retail District) to “NBD” (Neighborhood Business District). The property is locally addressed as 310 N. Fort Hood Street, Killeen, Texas.

Ms. Larsen presented the staff report for this item. She stated that, if approved, the applicant intends to convert the existing café into a restaurant that serves beer and wine. The two other suites will remain a barbershop and beauty shop.

The property is located within the Killeen Development Zone 1 and North Killeen Revitalization area and is consistent with the Traditional Neighborhood designation.

Staff notified fifty-one (51) surrounding property owners regarding this request, and staff has received no written responses regarding this request.

Ms. Larsen also stated that staff finds that the request is consistent with the policies and principles of the 2022 Comprehensive Plan. Therefore, staff recommends approval of the applicant’s zoning change request to rezone the property from “B-2” (Local Retail District) to “NBD” (Neighborhood Business District).

Anca Neagu from Killeen Engineering & Surveying, Ltd. was present to represent the request.

Chairman Minor opened the public hearing at 5:07 p.m.

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

Commissioner Gukeisen moved to recommend approval of the applicant’s request for “NBD” (Neighborhood Business District). Commissioner Sabree seconded, and the motion passed by a vote of 8 to 0.