

MINUTES
PLANNING AND ZONING COMMISSION MEETING
AUGUST 21, 2023

CASE #Z23-19
“B-5” to “R-1”

HOLD a public hearing and consider a request submitted by Bianca Hall, on behalf of Rebecca Tinkshell, who is deceased, (**Case #Z23-19**) to rezone Lot 1, Block 2, out of the Morris & Goode Survey, from “B-5” (Business District) to “R-1” (Single-Family Residential District). The property is locally addressed as 801 East Avenue G, Killeen, Texas.

Mr. Hermosillo presented the staff report for this item. He stated that, if approved, the applicant intends to bring the existing structure into conformance with the zoning ordinance.

The request for “R-1” (Single-Family Residential District) is consistent with the recommendations ‘Residential Mix’ land use designation. Staff finds that the lot matches the existing character of the neighboring lot.

Mr. Hermosillo stated that staff finds the request is consistent with the 2022 Comprehensive Plan and with the character of the surrounding area. Therefore, staff recommends approval of the request as presented.

Mr. Hermosillo stated that the agent, Bianca Hall, was unable to attend the meeting due to a family emergency.

Chairman Minor opened the public hearing at 5:09 p.m.

With no one wishing to speak, public hearing was closed at 5:09 p.m.

Commissioner Jones moved to approve the request as presented. Commissioner Gukeisen seconded, and the motion passed by a vote of 7 to 0.