

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

**CASE #Z22-58  
“R-1” to “B-3”**

**HOLD** a public hearing and consider a request submitted by Cornelius Rogers on behalf of StarPointe Realty Partners I, LLC (**Case #Z22-58**) to rezone Lot 1, Block 1 Vandyke Addition from “R-1” (Single-Family Residential District) to “B-3” (Local Business District). The property is locally addressed as 6300 S. Fort Hood St. Killeen, Texas.

Mr. Hermosillo presented the staff report for this item. Mr. Hermosillo stated that the applicant intends to use the existing church building as a real estate office.

The property is consistent with the ‘Residential Mix’ designation of the Future Land Use Map (FLUM).

Staff notified six (6) surrounding property owners regarding this request. Of those notified, three (3) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and two (2) 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. Therefore, staff recommends approval of the applicant’s zoning change request to rezone the property from “R-1” (Single-Family Residential District) to “B-3” (Local Business District).

Cornelius Rogers was present to represent the request.

Chairman Minor opened the public hearing.

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

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