

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**JULY 17, 2023**  
**CASE# Z23-18**  
**“R-1” to “M-1”**

**HOLD** a public hearing and consider a request submitted by Julia Dorroh, on behalf of J-BREZ LLC Series B (**Case #Z23-18**), to rezone approximately 1.00 acre, being part of the J. J. Roberts Survey, Abstract No. 731, 753-2, from “R-1” (Single-Family Residential District) to “M-1” (Manufacturing District). The property is locally addressed as 5200 E. Veterans Memorial Blvd, Killeen, Texas.

Ms. Larsen presented the staff report for this item. She stated that the purpose of the request is to change the zoning of the subject property to make it consistent with the surrounding “M-1” (Manufacturing District) zoning. If approved, the applicant’s intent is to develop the entire 10.56 acres property as light industrial.

Ms. Larsen stated that the request is consistent with the Future Land Use Map (FLUM) designation that was changed from ‘Neighborhood Commercial’ to ‘Industrial’ on June 13, 2023 via Ordinance No. 23-046. She also stated that the request is consistent with the surrounding land uses and compatible with the character of the area. Therefore, staff recommends approval of the request as presented.

Ms. Beth Matkin was present to represent the request.

Vice Chair Gukeisen opened the public hearing at 6:06 p.m.

With no one wishing to speak, the public hearing was closed at 6:06 p.m.

Commissioner Ploeckelmann moved to approve the request as presented. Commissioner Sabree seconded, and the motion passed by a vote of 4 to 0.