

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**January 22, 2024**  
**CASE # Z23-31**  
**“A” to “B-4”**

**HOLD** a public hearing and consider a request submitted by Gerber Ochoa on behalf of Shah Motors, LLC (**Case #Z23-31**) to rezone approximately 4.63 acres, being part of the R. A. McGee Survey, Abstract No. 561, from “A” (Agricultural) to “B-4” (Business District). The subject property is generally located on the east side of South Fort Hood Street, approximately 1,920 feet south of the intersection of Chaparral Road, Killeen, Texas.

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

The subject property is located within the ‘Controlled Growth’ sector on the Growth Sector Map of the Comprehensive Plan and is designated as ‘Regional Commercial’ (RC) on the Future Land Use Map (FLUM). The request for “B-4” (Business District) is consistent with the ‘Regional Commercial’ land use designation. The ‘Regional Commercial’ (RC) place type includes places are that auto-oriented, located near high-traffic intersections, and provide for regional business uses like retail, restaurants, gas stations and offices.

Mr. Millard stated that the subject property is located within Zone X. Mr. Zagars stated that Zone X is a 500-year floodplain, which is not a unit of measure that we are concerned with. We tend to be concerned with 100-year floodplain zones.

Mr. Millard stated that staff finds that the request is consistent with the ‘Regional Commercial’ Future Land Use Map (FLUM) designation. Therefore, staff recommends approval of the request as presented.

Commissioner Gukeisen asked when the applicant will get the approval from TxDOT (Texas Department of Transportation) to tie into Highway 195. Mr. Millard stated that the letter of approval from TxDOT must be submitted at the time of platting, prior to the plat being validated.

Mr. Ahmad Shah and Gerber Ochoa were present to represent the request.

Chairman Minor opened the public hearing at 5:16 p.m.

With no one wishing to speak, the public hearing was closed at 5:16 p.m.

Commissioner Gukeisen moved to approve the request as presented. Commissioner Sabree seconded the motion. Commissioner Gukeisen quested whether the development and the added light on Highway 195 will interfere with a “dark skies” ordinance or cause interference with the base. Mr. Millard stated that the City of Killeen does not currently have an outdoor lighting

ordinance that would apply to the property. Chairman Minor called for the vote, and the motion to approve passed by a vote of 6 to 0.