

MINUTES
PLANNING AND ZONING COMMISSION MEETING
JULY 15, 2024
CASE # Z24-15
“R-1” to “B-3”

HOLD a public hearing and consider a request submitted by Quintero Engineering, LLC, on behalf of JSCH Properties, LLC & Earl **Horn (Case #Z24-15)** to rezone approximately 1.9 acres out of the George W. Cartwright Survey, Abstract No. 159 from “R-1” (Single-Family Residential District) to “B-3” (Local Business District). The subject property is locally addressed as 7003 East Rancier Avenue, Killeen, Texas.

Ms. Lomas presented the staff report for this item. She stated that, if approved, the applicant intends to develop a commercial shopping center with lease spaces on the property.

The subject property is located within the ‘Neighborhood Infill’ sector on the Growth Sector Map of the Comprehensive Plan and is designated as ‘Regional Commercial (RC) on the Future Land Use Map (FLUM). Staff finds that the applicant’s request is consistent with the 2022 Comprehensive Plan.

Mr. George Meza was present to represent the request.

Vice Chair Gukeisen opened the public hearing at 5:37 p.m.

With no one wishing to speak, the public hearing was closed at 5:38 p.m.

Commissioner Wilson moved to recommend approval of the applicant’s request as presented. Commissioner Jones seconded, and the motion passed by a vote of 6 to 0.