

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**April 15, 2024**  
**CASE # Z24-08**  
**“R-1” and “R-3” to “B-3”**

**HOLD** a public hearing and consider a request submitted by Melba Impson (**Case #Z24-08**) to rezone approximately 2.00 acres out of the J. E. Madera Survey, Abstract No. 600, 10-5, from “R-1” (Single-Family Residential District) and “R-3” (Multifamily Residential District) to “B-3” (Local Business District). The subject property is generally located southeast of the intersection of West Stan Schlueter Loop and Clear Creek Road (S.H. 201), Killeen, Texas.

Mr. Millard presented the staff report for this item. He stated that the purpose of the request is to change the property’s zoning to sell it to prospective commercial developer.

The subject property is located within the ‘Intended 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).

Mr. Millard stated that staff finds that the applicant’s request is consistent with the policies and principles of the Killeen 2040 Comprehensive Plan and matches the surrounding character of the area. Therefore, staff recommended approval of the applicant’s request to rezone the property from “R-1” (Single-Family Residential District) to “B-3” (Local Business District).

Mr. Millard stated that staff has received no written responses in opposition to the request.

No one was present to represent the request.

Chairman Minor opened the public hearing at 5:51 p.m.

With no one wishing to speak, the public hearing was closed at 5:51 p.m.

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