

MINUTES
PLANNING AND ZONING COMMISSION MEETING
June 22, 2022

CASE #Z22-30
“B-5” to “B-C-1”

HOLD a public hearing and consider a request submitted by All Texas Permits on behalf of First Cavalry Plaza, LLC (**Case #Z22-30**) to rezone a portion of approximately 1.313 acres out of the First Cavalry Plaza, Lot 1, Block 1, from “B-5” (Business District) to “B-C-1” (General Business and Alcohol Sales District). The property is locally addressed as 4310 Clear Creek Road, Suite 130, Killeen, Texas.

Ms. Larsen briefed the Commission regarding the applicant’s request. She stated that staff recommends approval of the request, as it compatible with the surrounding land uses and consistent with the prevailing community character.

Chairman Latham opened the public hearing at 5:14 p.m.

The applicant’s agent, Mr. Marcus Clay of 4310 Clear Creek suite 130, was present to represent the case.

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

Commissioner Minor made a motion to approve the request as presented. Commissioner Ploeckelmann seconded, and the motion passed by a vote of 4 to 1 with Commissioner Gukeisen in opposition. Commissioner Gukeisen expressed concern that if the property is rezoned to “B-C-1”, another business could move in later that may not be compatible with the area.