

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**November 15, 2021**

**CASE #Z21-35**  
**“B-3” to “B-5”**

**HOLD** a public hearing and consider a request submitted by Mitchell & Associates, Inc., on behalf of Yong Ko, (**Case #Z21-35**) to rezone approximately 5.529 acres out of a 6.862 tract of land, out of the J. E. Maddera Survey, Abstract No. 600 from “B-3” (Local Business District) to “B-5” (Business District). The property is addressed as 4000 W. Stan Schlueter Loop, Killeen, Texas.

Ms. Larsen briefed the Commission regarding the applicant’s request. She stated that staff has received one written response in opposition to the request. She further stated that staff recommends disapproval of the request as presented, as it is inconsistent with the character of the area.

The applicant’s agent, Mr. Ace Reneau of Mitchell & Associates, Inc., was present to represent the case.

Chairman Latham opened the public hearing.

Mr. Thermond Robinson Jr., of 4810 Judson Ave. spoke in opposition to the zoning change. He noted concerns regarding lighting, fencing, and additional traffic.

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

Commissioner Gukeisen made a motion to approve the request as presented. The motion died for lack of a second.

A discussion was held regarding whether the Commission could request a site plan in conjunction with the request. Ms. Clements advised the Commission that a site plan is not required for a zoning request.

Commissioner Gukeisen again made a motion to approve the request as presented. Commissioner Adams seconded, and the motion passed by a vote of 3 to 1 with Commissioner Sabree in opposition. Commissioner Sabree noted concerns regarding the lighting and the distance of the proposed facility to the adjacent homes.