

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**February 07, 2022**

**CASE #Z22-09**  
**“B-3” to “B-4”**

**HOLD** a public hearing and consider a request submitted by Jim Wright, on behalf of Kerry Property, LLC (**Case #Z22-09**), to rezone a part of approximately 3.04 acres out of the Neimac Addition Phase Two Amending, Block 1, Lot 3A, from “B-3” (Local Business District) to “B-4” (Business District). The property is located at 3000 W. Stan Schlueter Loop, Suite 109, Killeen, Texas.

Ms. Larsen briefed the Commission regarding the applicant’s request. She stated that, if approved, the applicant intends to lease the space for use as a liquor store. Ms. Larsen also stated that staff recommended disapproval of the request, as it is inconsistent with the surrounding zoning.

The applicant, Mr. Jim Wright, was present to represent the case.

Chairman Latham opened the public hearing.

Ms. Michelle Lee of Killeen Engineering and Surveying spoke in favor of the request.

Mr. Gorge Meza of Quintero Engineering spoke in favor of the request.

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

Chairman Latham stated for the record that he supported the request.

Commissioner Adams made a motion to approve the applicant’s request. Commissioner Minor seconded, and the motion passed by a vote of 4 to 2 with Commissioners Sabree and Ploeckelmann in opposition.

Commissioner Sabree noted concerns regarding the proximity of the request to a neighboring school. Commissioner Ploeckelmann noted that there are properties across the street that are zoned for use as a liquor store.