

MINUTES
PLANNING AND ZONING COMMISSION MEETING
JUNE 23, 2025
CASE # Z25-19
“B-5” to “R-1”

Hold a public hearing and consider a request submitted by Marion Benjamin Bell **(Case# Z25-19)** to rezone approximately 1.987 acres, being Lot 1A, Block 1 out of the Robison Addition from “B-5” (Business District) to “R-1” (Single-Family Residential District). The subject property is locally addressed as 1914 North 10th Street, Killeen, Texas.

Mr. Hermosillo presented the staff report for this item. He stated that the applicant’s intent is to subdivide the lot and construct an additional single-family residence on the property. The proposed zoning would also align the zoning designation with the existing residential land use.

The subject property is located within the ‘Infill & Enhance’ growth sectors on the Growth Sector Map and is designated as ‘Traditional Neighborhood’ (TN) on the Future Land Use Map (FLUM).

Mr. Hermosillo stated that staff finds that the proposed zoning aligns with existing land use, removes legal nonconforming restrictions, and is consistent with the Future Land Use Map and Killeen 2040 Comprehensive Plan. Therefore, staff recommends approval of the request to rezone the property from “B-5” (Business District) to “R-1” (Single-family Residential District) as presented.

The applicant, Mr. Marion Benjamin Bell, was present to represent the request.

Chairman Minor opened the public hearing at 5:18 p.m.

With no one wishing to speak, the public hearing was closed at 5:18 p.m.

Commissioner Wilson moved to recommend approval of the applicant’s request. Commissioner Sabree seconded, and the motion passed by a vote of 8 to 0.