



CASE #Z25-17: “B-3” TO “R-2”

PH-25-036

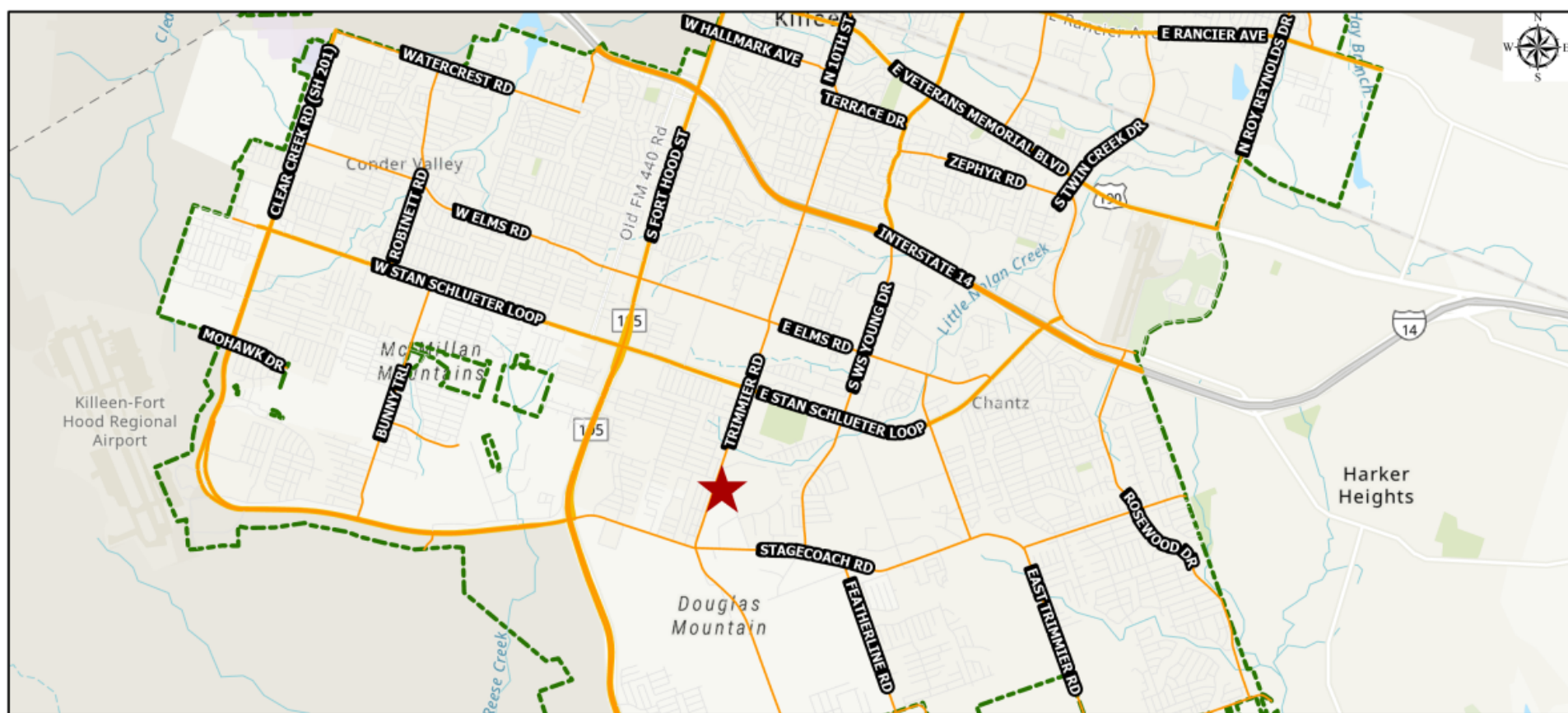
July 15, 2025

Case #Z25-17: “B-3” to “R-2”

- Hold a public hearing and consider a request submitted by Gary W. Purser Jr. on behalf of True Fountain, LLC (**Case# Z25-17**) to rezone approximately 5.251 acres, being Lots 18 and 19, Block 1 out of the Southwest Crossing Addition, from “B-3” (Local Business District) to “R-2” (Two-Family Residential District).
- The subject properties are locally addressed as 6306 and 6309 Trimmier Road, Killeen, Texas.

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- True Fountain LLC has submitted a request to change the zoning designation of 6306 and 6309 Trimmier Road from “B-3” (Local Business District) to “R-2 (Two-Family Residential District).
- If approved, the applicant intends to develop the property into duplex lots.



LOCATION MAP

Council District: 3

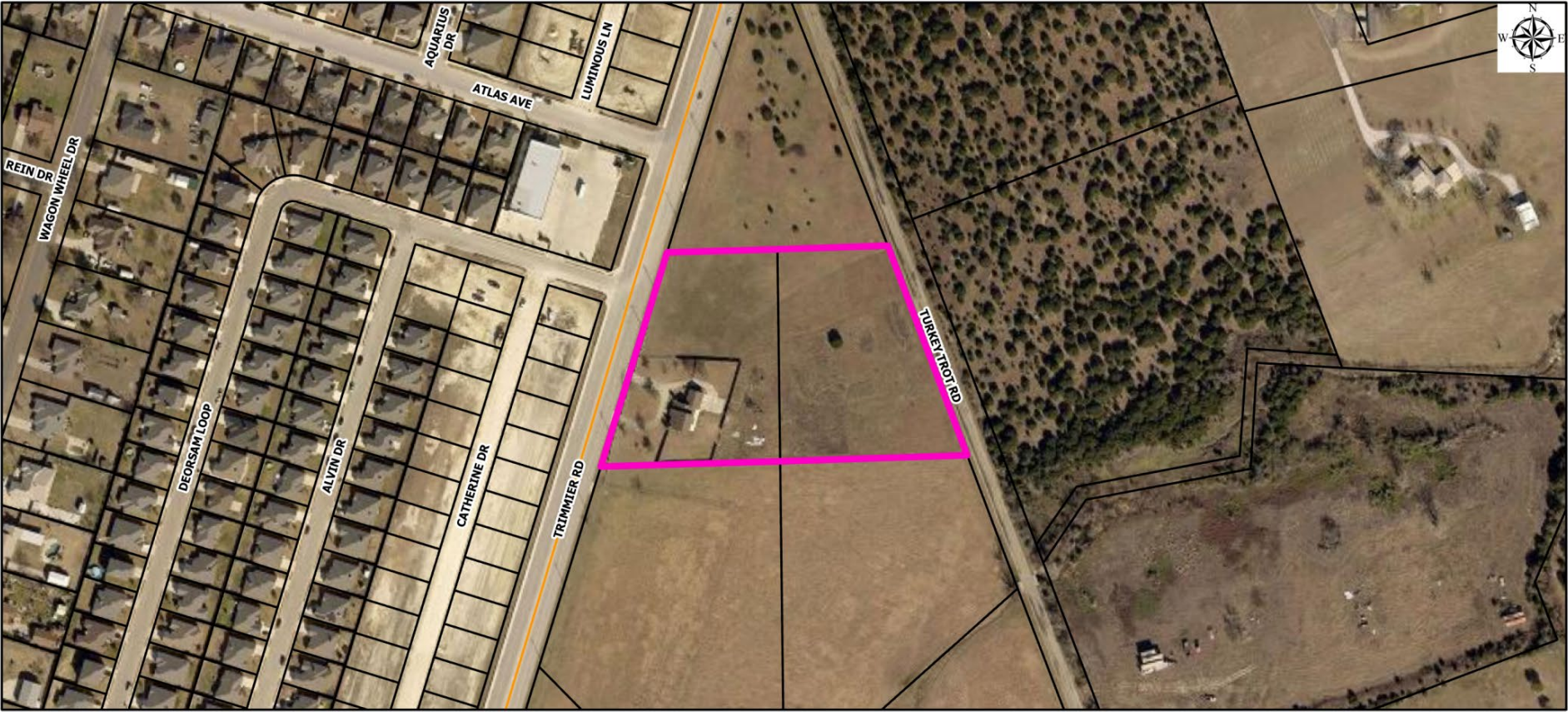


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Legend

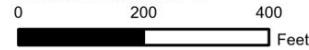
- Major Roads
- City Limit
- Zoning Case Location

Subject Property Legal Description: SOUTHWEST CROSSING, BLOCK 001, LOT 0018 AND 0019. ACRES 5.25



AERIAL MAP

Council District: 3



Zoning Case 2025-17
B-3 TO R-2

Legend

 Zoning Case

Subject Property Legal Description: SOUTHWEST CROSSING, BLOCK 001, LOT 0018 AND 0019. ACRES 5.25

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View of the subject property from Deorsam Loop and Trimmier



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View from the subject property facing northwest on Trimmier Road.



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View from the subject property facing south along Turkey Trot Road.



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View facing west of the subject property from Turkey Trot Road.



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- The subject properties are located within the ‘Controlled Growth’ sector on the Growth Sector Map and designated ‘Neighborhood Commercial’ on the Future Land Use Map (FLUM) of the Killeen 2040 Comprehensive Plan.

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- This is the fourth (4th) request to rezone the property submitted since 2019:
 - ▣ In 2019 (**Case#Z19-13**), the applicant requested to rezone the property from “B-3” to “R-2”. That request was recommended for disapproval by the Planning & Zoning Commission and subsequently withdrawn by the applicant prior to consideration by City Council.

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- In 2020 (**Case#Z20-20**), the applicant again requested to rezone the property from “B-3” to “R-2”. The Planning & Zoning Commission recommended disapproval, and the request was also denied by City Council.
- In 2024, (**Case#Z24-01**), the applicant requested to rezone the property to “R-3F”. The Planning & Zoning Commission recommended disapproval of that request, and it was subsequently withdrawn prior to consideration by City Council.

Public Notification

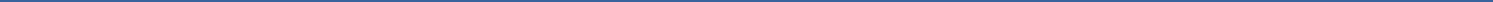
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- Staff notified forty-four (44) owners of surrounding properties regarding this request.
- As of the date of this staff report, staff has received no written responses regarding this request.

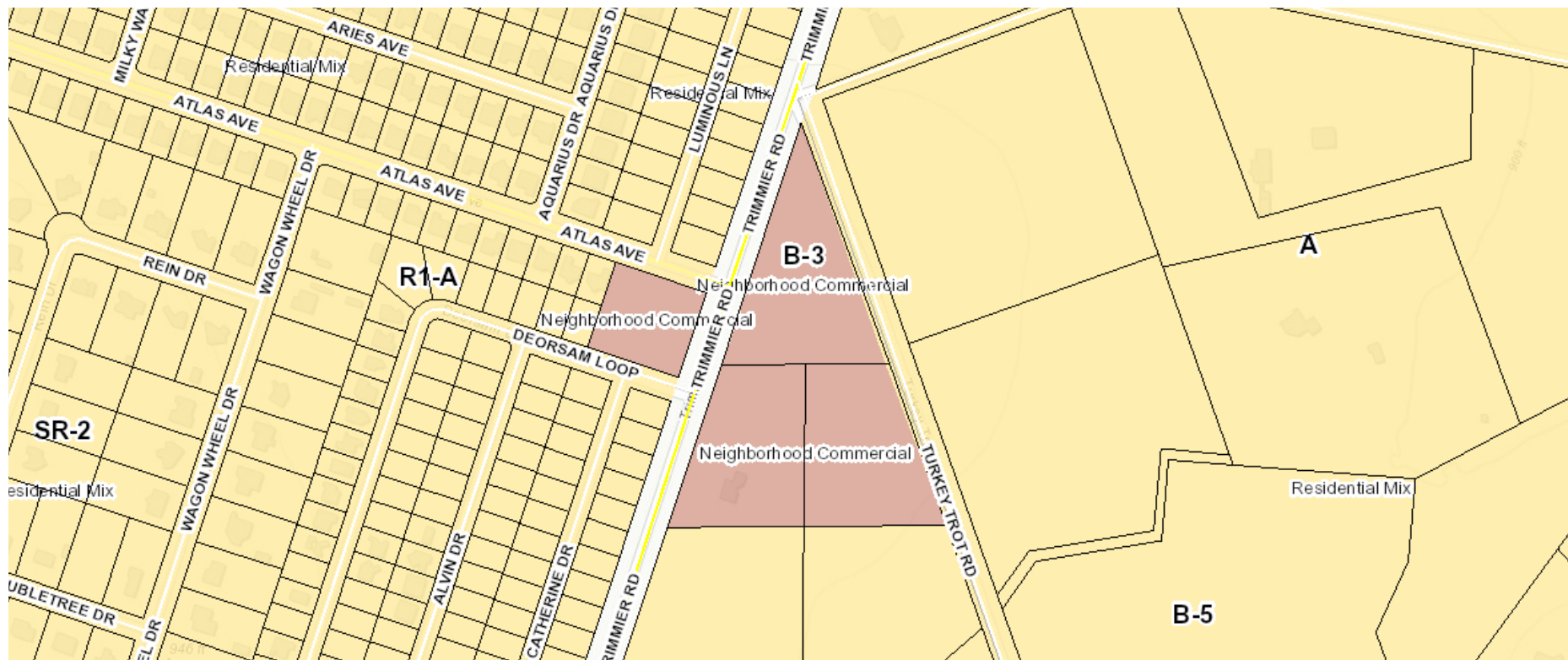
Staff Findings

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- Staff finds that the existing “B-3” zoning supports small-scale retail and service businesses that enhance community convenience and walkability. If approved, the proposed duplex development would limit the opportunity for neighborhood commercial uses in the area.
- In addition, staff finds that the proposed duplex development is not consistent with the rural character of the property on the east side of Turkey Trot Road.



Response	Percentage
Yes	75%
No	25%



Staff Recommendation

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- Therefore, staff recommends disapproval of the applicant's request to rezone the subject property from "B-3" (Business District) to "R-2" (Two-Family Residential District).

Commission Recommendation

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- At their regular meeting on June 9, 2025, the Planning and Zoning Commission recommended approval of the applicant's request to rezone the property from "B-3" to "R-2" by a vote of 6 to 1 with Commissioner Ploeckelmann voting in opposition to the motion.
- Commissioner Ploeckelmann stated that this request has come before the Planning and Zoning Commission numerous times and expressed his opinion that nothing has changed in that time.