

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**August 26, 2024**  
**Case # Z24-23**  
**“B-5” to “R-1”**

**HOLD** a public hearing and consider a City-initiated request (**Case #Z24-23**) to rezone Lots 2, 3, 4, 6, 7, and 8, Block 2 out of the Morris & Goode Addition from “B-5” (Business District) to “R-1” (Single Family Residential District). The subject properties are locally addressed as 803, 805, 807, 903, 905, and 907 East Avenue G, Killeen, Texas.” (Business District) to “R-3F” (Multifamily Residential District). The subject properties are locally addressed as 1200, 1202, 1204-1206, 1208, 1210, and 1212 Industrial Blvd; 1707-1710 Kylie Circle; 1706, 1708-1710 Tanner Circle; and 1706, 1708, 1710, and 1712 Old Farm to Market 440, Killeen, Texas.

Mr. Millard presented the staff report for this item. He stated that we will not be requesting a rezone of lot 5, only six (6) of the original seven (7) properties are being requested to be rezoned. The reason was that after the required public notification, the property owner of lot 5 has denied consent to rezone the property. He stated that the intent of this request is to change the current zoning of the properties to make them consistent with the existing single-family land use, which will assist the property owners with being able to sell or refinance their property in the future, should they choose to do so. The properties have existing single-family homes on each of the subject parcels, which are considered legal non-conforming.

Mr. Millard stated that, if approved, this City-initiated request to rezone the properties from “B-5” (Business District) to “R-1” (Single-Family Residential District) will bring the current use of these properties into conformance with the zoning ordinance.

The subject properties are located within the ‘Infill & Enhance’ sector on the Growth Sector Map of the Comprehensive Plan and is designated as ‘Residential Mix’ (RM) on the Future Land Use Map (FLUM). Staff finds that the request is consistent with the surrounding area and follows the 2040 Comprehensive Plan.

Mr. Millard stated that, prior to the public notification, staff initially contacted seven property (7) owners, of which three (3) property owners have given consent and one declined to give consent to the city-initiated zoning. The property owner of 901 East Avenue G, Edward Brown, did not consent to the rezoning and his parcel has been removed from this request.

Staff also notified fifty (50) surrounding property owners regarding this request. As of this date, staff has received one response in opposition and no responses in favor from the surrounding property owners regarding this request.

Mr. Millard stated that staff recommends approval of the request to rezone the properties from “B-5” (Business District) to “R-1” (Single-Family Residential District) as presented.

Chairman Minor opened the public hearing at 5:45 p.m.

With no one wishing to speak, the public hearing was closed at 5:45 p.m.

Commissioner Jones moved to recommend approval of the City-initiated request as presented by staff. Commissioner Sabree seconded, and the motion passed by a vote of 8 to 0.