

MINUTES
PLANNING AND ZONING COMMISSION MEETING
APRIL 14, 2025
CASE # Z25-10
“B-5” to “R-1”

Hold a public hearing and consider a City-initiated request (**Case #Z25-10**) to rezone eight (8) lots, including Lots 11, 12, 39, and 40, Block 2, and Lots 43 and 44, Block 3, out of the Gray Park Addition; and part of Lot 2 and all of Lot 3, Block 13, out of the McNair Park Replat, from “B-5” (Business District) to “R-1” (Single-Family Residential District). The subject properties are locally addressed as 1004 and 1006 Stewart Street; 1003, 1004, 1005, and 1006 Alexander Street; and 1003 and 1005 Jackson Street, Killeen, Texas.

Ms. Maria Lopez presented the staff report for this item. She stated that the intent of the request is to change the current zoning of the property to make it consistent with the existing single-family land use. This City-initiated rezoning item will assist the property owner with being able to sell or refinance their property in the future, should they choose to do so. The subject properties each have an existing single-family home, which are considered legal non-conforming. Ms. Lopez 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 the properties into conformance with the zoning ordinance.

The subject properties are located within the ‘Infill & Enhance’ sector on the Growth Sector Map and designated ‘Neighborhood Commercial’ (NC) on the Future Land Use Map (FLUM). Ms. Lopez stated that staff finds that the request is consistent with the surrounding area and consistent with the recommendations outlined in the Killeen 2040 Comprehensive Plan.

Ms. Lopez stated that staff notified sixty-four (64) surrounding property owners regarding this request. As of the date of the meeting, staff has received one (1) written response in support of the request.

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

Vice Chairman Wilson opened the public hearing at 5:23 p.m.

With no one wishing to speak, the public hearing was closed at 5:23 p.m.

Commissioner Sabree moved to recommend approval of the City-initiated request as presented. Commissioner Ellis seconded, and the motion passed by a vote of 4 to 0.