

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**MARCH 24, 2025**  
**CASE # Z25-08**  
**“B-5” to “R-1”**

Hold a public hearing and consider a City-initiated request (**Case #Z25-08**) to rezone ten (10) properties, being part of Lot 48 and all of Lots 49-51, Block 3 out of the Freedom Valley Addition; and Lots 6-11, Block 4 out of the Freedom Valley Replat from “B-5” (Business District) to “R-1” (Single-Family Residential District). The subject properties are locally addressed as 1102, 1104, 1106, 1216, 1218, 1220, 1231, 1233, 1235, and 1237 Liberty Bell Loop, Killeen, Texas.

Ms. Lopez presented the staff report for this item. She stated that the intent of this request is to change the current zoning of the property to make it consistent with the existing single-family land use, which will assist the property owner with being able to sell or refinance their property in the future, should they choose to do so. The property has an existing single-family home on the subject parcel, which is 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 this property 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 ‘Urban Village’ (UV) on the Future Land Use Map (FLUM). Staff finds that the request is consistent with the surrounding area and follows the 2040 Comprehensive Plan.

Ms. Lopez stated that staff notified ninety (90) surrounding property owners regarding this request. As of the date of the meeting, staff has received no written responses from the property owners regarding this 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 6:13 p.m.

Ms. Camille Francis-Howard asked for clarification about the zoning request of the request and if it affected her property. Staff informed her that her property was not being rezoned. Rather, her property is located within the 400-foot notification area.

With no one else wishing to speak, the public hearing was closed at 6:13 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 5 to 0.