



CASE #Z25-26: “R-1” TO “B-5”

PH-25-055

September 16, 2025

Case #Z25-26: “R-1” to “B-5”

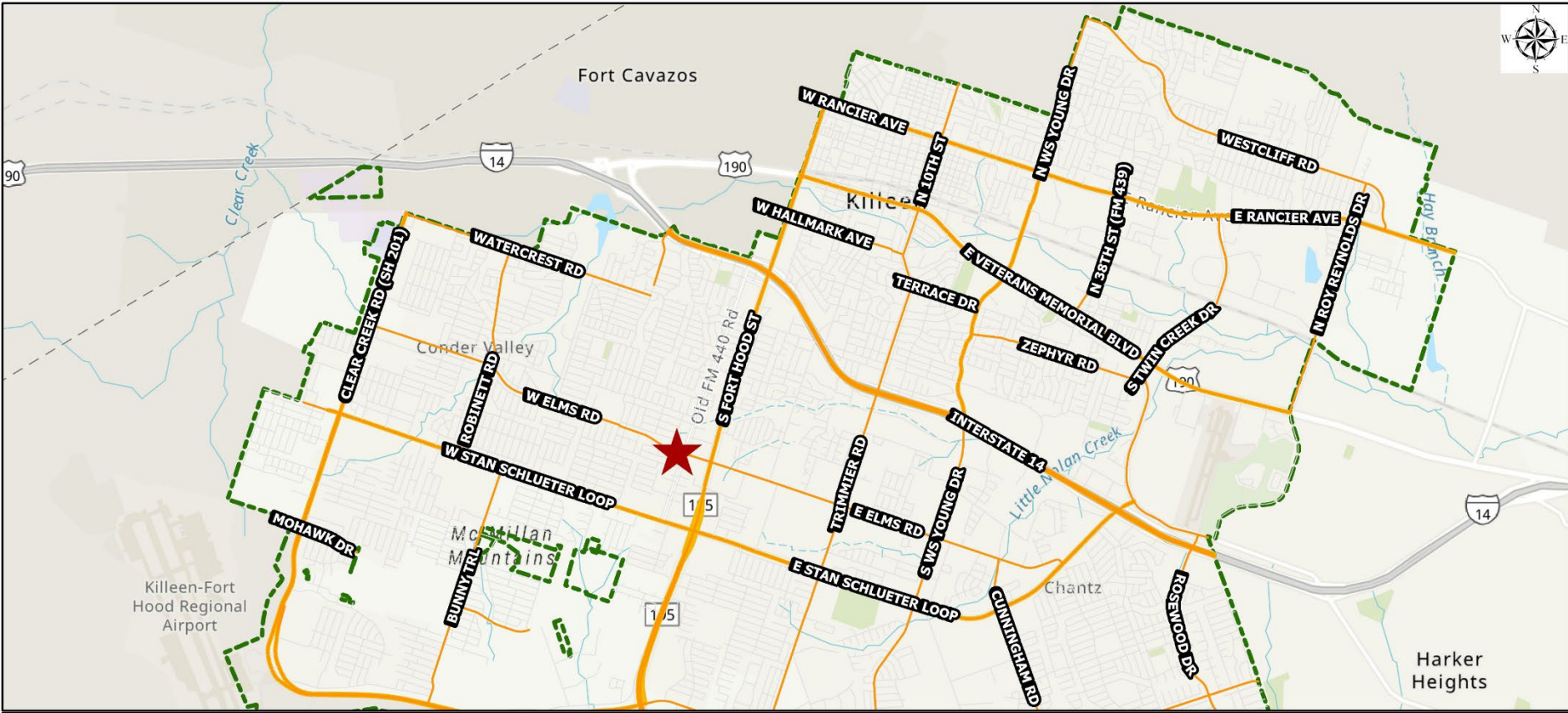
- Hold a public hearing and consider a request submitted by Charles Amundson on behalf of Terry Blake Bearden (**Case# Z25-26**) to rezone approximately 1.26 acres out of a 2.15-acre tract in the T. Robinett Survey, Abstract No. 686 from “R-1” (Single-Family Residential District) to “B-5” (Business District).
- The subject property is locally addressed as 3309 Old Farm-to-Market 440, Killeen, Texas.

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- The adjacent property to the south was recently rezoned from “R-1” to “B-5” on August 19, 2025.
- If approved, the applicant intends to purchase both properties and plat them into one lot in order to develop an automotive repair facility.

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- The subject property is located within the ‘Neighborhood Infill’ (NI) area on the Growth Sector Map and designated ‘Regional Commercial’ (RC) on the Future Land Use Map (FLUM) of the Killeen 2040 Comprehensive Plan.



LOCATION MAP

Council District: 3



Subject Property Legal Description: PART OF A0686BC T ROBINETT, 14, 756-10, ACRES 1.26

Zoning Case 2025-26
R-1 TO B-5

Legend

- Major Roads
- City Limit
- Zoning Case Location



AERIAL MAP
Council District: 3



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R-1 TO B-5

Legend

 Zoning Case

Subject Property Legal Description: PART OF A0686BC T ROBINETT, 14, 756-10, ACRES 1.26

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View of the subject property from Elms Road facing south:



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View facing east on Elms Road (subject property on right):



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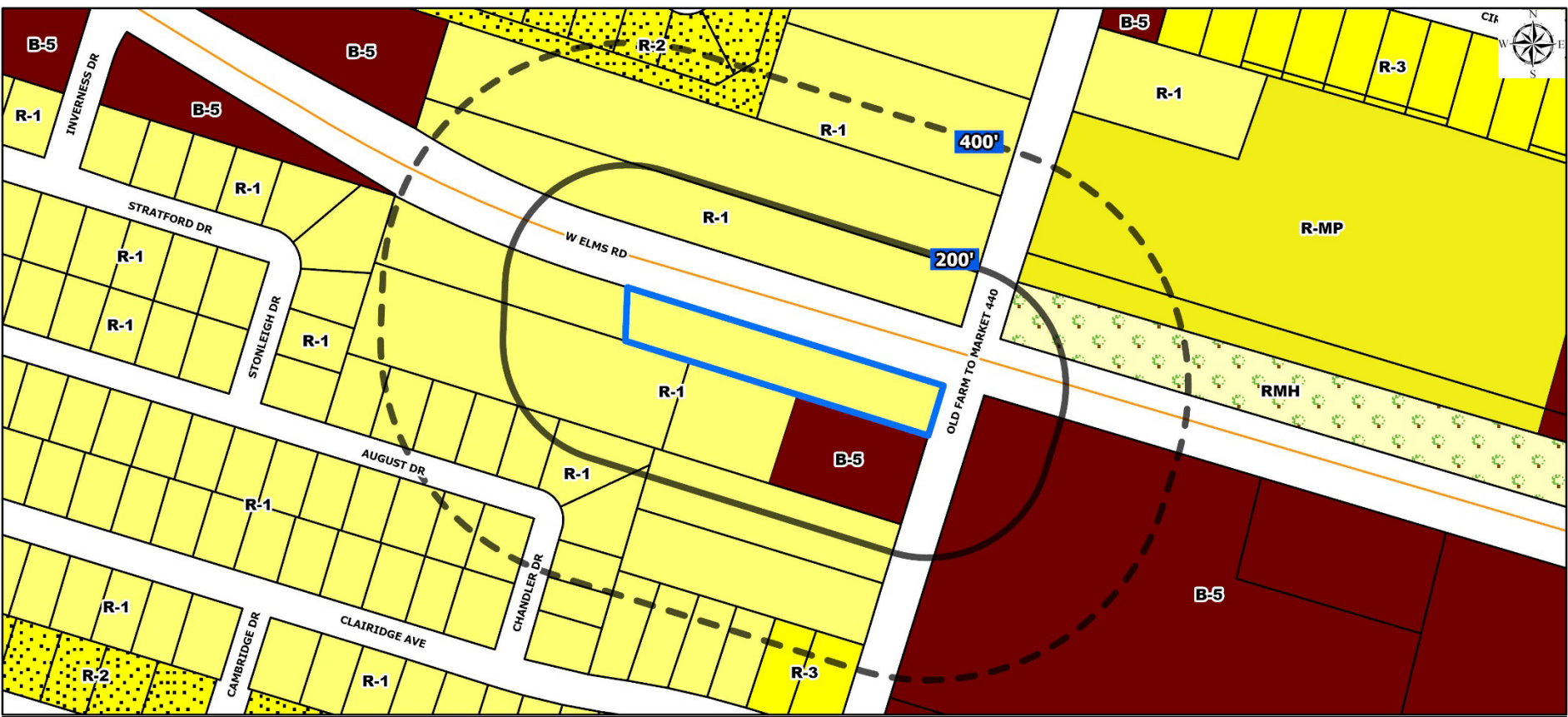
View facing west on Elms Road (subject property on left):



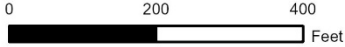
Public Notification

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- Staff notified the owners of thirty-two (32) surrounding properties regarding this request.
- To date, staff has received one (1) written response in support of the request, and one (1) in opposition.



ZONING MAP
Council District: 3



Zoning Case 2025-26

R-1 TO B-5

Subject Property Legal Description: PART OF A0686BC T ROBINETT, 14, 756-10, ACRES 1.26

Staff Findings

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- Staff finds that the requested “B-5” (Business District) zoning is consistent with the Future Land Use Map and with the Killeen 2040 Comprehensive Plan.

Staff Recommendation

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- Staff recommends approval of the applicant's request to rezone the property from "R-1 (Single-Family Residential District to "B-5" (Business District) as presented.

Commission Recommendation

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- At their regular meeting on August 11, 2025, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 5 to 0.