



**CASE #Z25-21:  
“R-1” TO “B-5”**

PH-25-046

August 19, 2025

# Case #Z25-21: “R-1” to “B-5”

- Hold a public hearing and consider a request, submitted by John Gilmore on behalf of Ki Sup Son and Soon Sun Son, (**Case# Z25-21**) to rezone approximately 0.67 acres, being part of Lot 1, Block 1 out of the Chaney Addition, from “R-1” (Single-Family Residential District) to “B-5” (Business District).
- The subject property is locally addressed as 3413 Old Farm to Market 440, Killeen, Texas.

# Case #Z25-21: “R-1” to “B-5”

- The eastern half of the parcel is currently zoned “B-5”, and the western half of the lot is currently zoned “R-1”.
- The applicant’s intent is to rezone the western portion of the lot to “B-5” in order to make the zoning consistent across the entire lot.
- Rezoning the entire parcel to “B-5” will allow for future commercial development of the lot.

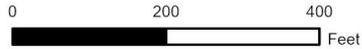
# Case #Z25-21: “R-1” to “B-5”

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





AERIAL MAP  
Council District: 3

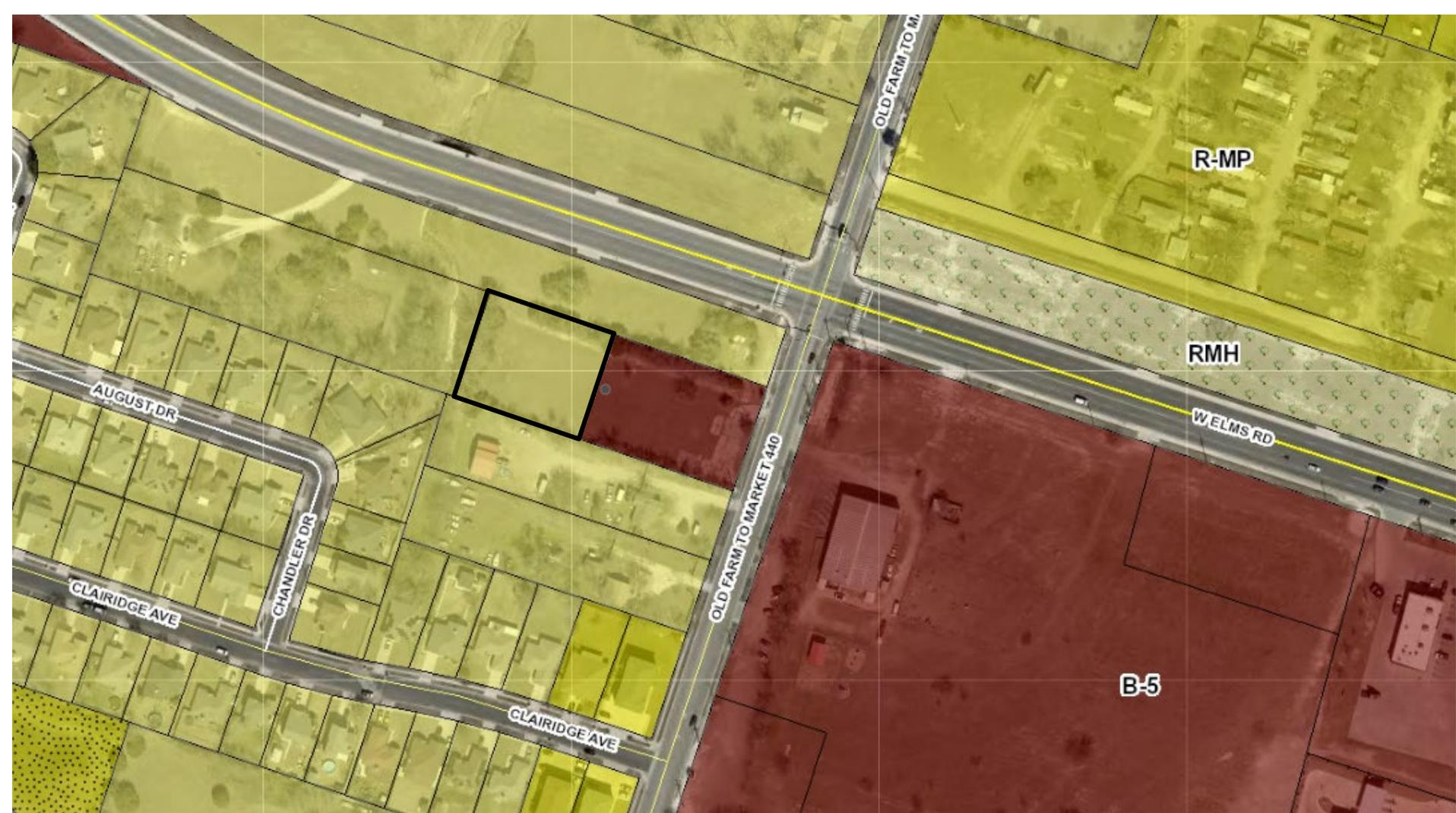


# Zoning Case 2025-21

## R-1 TO B-5

Legend  
 Zoning Case

Subject Property Legal Description: BEING PART OF CHANEY ADDITION, BLOCK 001, LOT 0001, ACRES .67



OLD FARM TO M

R-MP

RMH

WELMS RD

OLD FARM TO MARKET 440

B-5

AUGUST DR

CHANDLER DR

CLAIRIDGE AVE

CLAIRIDGE AVE

# Case #Z25-21: “R-1” to “B-5”

8

View of the subject property from Old F.M. 440 facing west:



# Case #Z25-21: “R-1” to “B-5”

9

View from the subject property facing east across Old F.M. 440:



# Case #Z25-21: “R-1” to “B-5”

10

View from the subject property facing south along Old FM 440:



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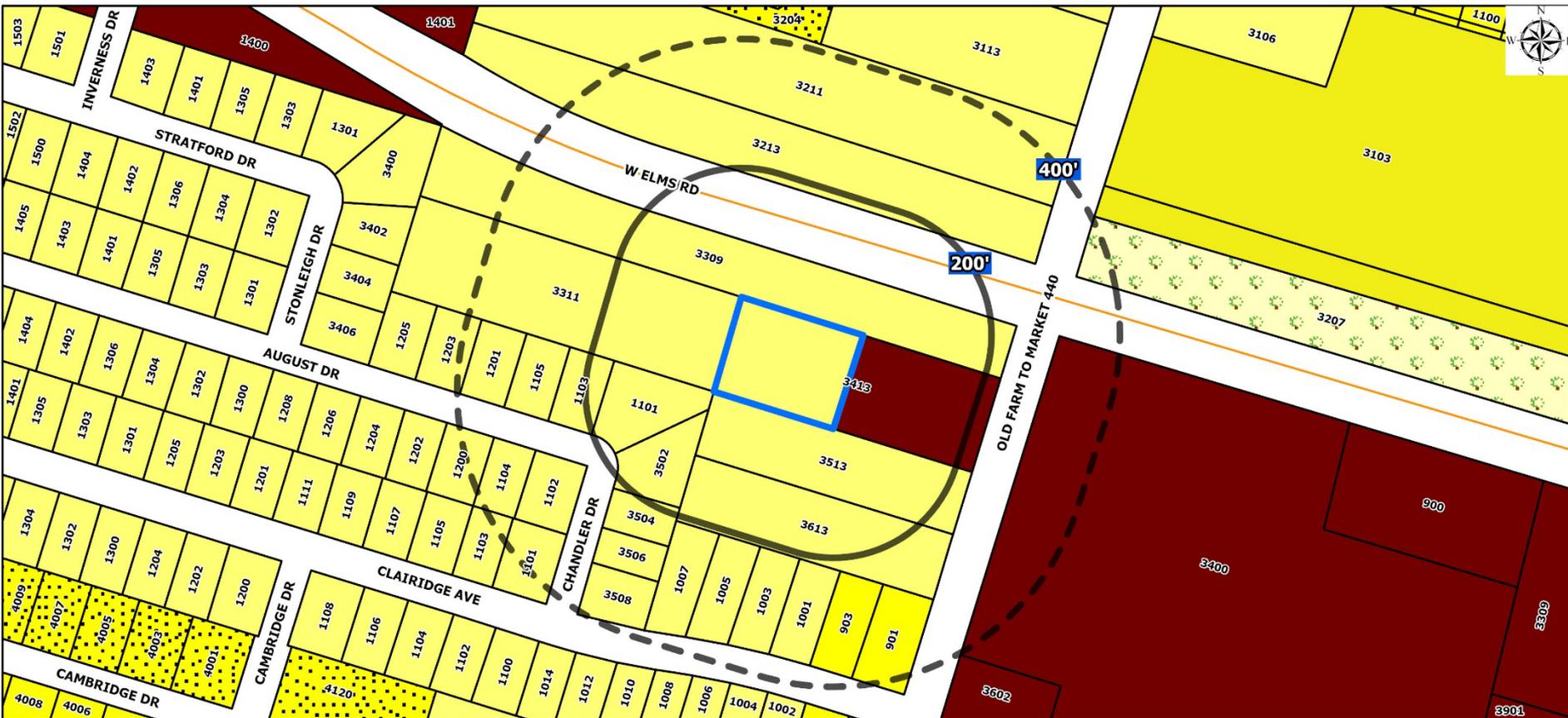
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View from the subject property facing north on Old F.M. 440:



# Public Notification

- Staff notified the owners of twenty-eight (28) surrounding properties regarding this request.
- To date, staff has received zero (0) written response in opposition to this request.



**NOTIFICATION MAP**

Council District: 3



Subject Property Legal Description: BEING PART OF CHANEY ADDITION, BLOCK 001, LOT 0001, ACRES .67

# Zoning Case 2025-21

## R-1 TO B-5

**Legend**

	B-5		R-2		RMH
	R-1		R-3		R-MP
	Zoning Case				

# Staff Findings

- Staff finds that the applicant's request is consistent with the Future Land Use Map (FLUM) and recommendations outlined Killeen 2040 Comprehensive Plan.

# Staff Recommendation

15

- Therefore, 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

- At their regular meeting on July 14, 2025, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.