

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**JULY 14, 2025**  
**CASE # Z25-22**  
**“R-1” to “B-3”**

Hold a public hearing and consider a request submitted by Mitchell & Associates, Inc. on behalf of Haun Investments, LLC (Case# Z25-22) to rezone approximately 0.95 acres out of a 2.358-acre tract in the A. Dickson Survey, Abstract No. 266 from “R-1” (Single-Family Residential District) to “B-3” (Local Business District). The subject property is locally addressed as 554 58th Street, Killeen, Texas.

Ms. Lopez presented the staff report for this item. She stated that if approved, the applicant’s intent is to develop a food truck park on the property.

The subject properties are located within the ‘Neighborhood Infill’ 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 with the Killeen 2040 Comprehensive Plan.

Ms. Lopez stated that staff notified the owners of forty-nine (49) surrounding properties 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 “R-1” (Single-Family Residential District) to “B-3” (Local Business District), as presented.

The agent, Ace Reneau from Mitchell and Associates was present to represent the case.

Vice Chairman Wilson opened the public hearing at 5:29 p.m.

With no one wishing to speak, the public hearing was closed at 5:2 p.m.

Commissioner Ellis moved to recommend approval of the applicant’s request as presented. Commissioner Purifoy seconded, and the motion passed by a vote of 6 to 0.