

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**JUNE 9, 2025**  
**CASE # Z25-17**  
**“B-3” to “R-2”**

Hold a public hearing and consider a request submitted by Gary W. Purser Jr. on behalf of True Fountain, LLC (**Case# Z25-17**) to rezone approximately 5.251 acres, being Lots 18 and 19, Block 1 out of the Southwest Crossing Addition, from “B-3” (Local Business District) to “R-2” (Two-Family Residential District). The subject properties are locally addressed as 6306 and 6309 Trimmier Road, Killeen, Texas.

Commissioner Sabree joined the dais at 5:10 pm.

Ms. Lopez presented the staff report for this item. She stated that, if approved, the applicant intends to develop the property into duplex lots.

Ms. Lopez noted that there have been three (3) previous requests to rezone the subject property for multifamily residential use, which were submitted in 2019, 2020, and 2024. She also noted that the Planning and Zoning Commission recommended disapproval of each of these requests.

The subject property is located within the ‘Controlled Growth’ growth sectors on the Growth Sector Map and is designated as ‘Neighborhood Commercial’ (NC) on the Future Land Use Map (FLUM).

Ms. Lopez stated that staff finds that the request is consistent with the recommendation outlined in the Killeen 2040 Comprehensive Plan. However, staff also finds that rezoning the property from “B-3” (Local Business District) to “R-2” (Two-Family Residential District) will limit the opportunity for neighborhood commercial uses in this neighborhood. Further, staff finds that the property abutting Turkey Trot Road is rural in character, which makes the request not consistent with character of the surrounding area. Therefore, staff recommends disapproval of the request to rezone the property from “B-3” (Local Business District) to “R-2” (Two-Family Residential District) as presented.

Commissioner Wilson asked staff what percentage of Neighborhood Commercial growth would be limited by approving this zoning request. Ms. Meshier explained that the intent of the Future Land Use Map designation as Neighborhood Commercial is to allow for the development of small commercial nodes to enhance neighborhood character and walkability.

Commissioner Wilson asked why this request would be deemed inconsistent with the character of the surrounding property, given that the applicant’s request to rezone neighboring property for two-family residential use has recently been approved. Ms. Meshier stated that the intent of staff’s recommendation for disapproval is to remain consistent with the staff recommendation that was made for that request.

The agent, Mr. Gary Purser Jr., was present to represent the request. Mr. Purser explained the history of the properties being rezoned and why the property has not been developed earlier.

Chairman Minor opened the public hearing at 5:25 p.m.

With no one wishing to speak, the public hearing was closed at 5:25 p.m.

Commissioner Ploeckelmann moved to recommend disapproval of the applicant's request. The motion died for lack of a second.

Commissioner Giacomozzi moved to recommend approval of the applicant's request as presented. Commissioner Sabree seconded, and the motion passed by a vote of 6 to 1, with Commissioner Ploeckelmann in opposition.

Commissioner Ploeckelmann stated that this request has come before the Planning and Zoning Commission numerous times, and expressed his opinion that nothing has changed in that time.