

MINUTES
PLANNING AND ZONING COMMISSION MEETING
JANUARY 13, 2025
CASE # Z24-34
“R-1” to “B-2”

Hold a public hearing and consider a request submitted by Jim Wright on behalf of Doyle Struve (**Case #Z24-34**) to rezone approximately 4.584 acres, being part of Lot 9, Block 1 out of the Southwest Crossing Addition, from “R-1” (Single-Family Residential District) to “B-2” (Local Retail District). The subject property is locally addressed as 8058 Trimmier Road, Killeen, Texas.

Mr. Hermosillo presented the staff report for this item. He stated that, if approved, the applicant intends to utilize the property as a psychiatrist’s office.

The subject property is located within the ‘Controlled Growth sector on the Growth Sector Map of the Comprehensive Plan and is designated as ‘Residential Mix’ (RM) on the Future Land Use Map (FLUM). This ‘Controlled Growth’ sector includes areas in the city limits and approved Municipal Utility Districts (MUDs) that have access to city infrastructure in close proximity. Staff finds that the applicant’s request is consistent with the 2022 Comprehensive Plan.

Mr. Hermosillo stated that the applicant’s intent is to retain the existing single-family home and convert it to a commercial use. Based on the size of the existing structure, staff estimates that the change of use from residential to medical office will generate an additional 350 daily trips, which will not trigger a requirement for a Traffic Impact Analysis (TIA). If, in the future, the property owner determines to redevelop the site for use as a medical office, staff estimates that such a development could generate up to 3,480 average daily trips, which would trigger the requirement for a Traffic Impact Analysis (TIA).

Mr. Hermosillo stated that staff notified twenty-eight (28) surrounding property owners regarding this request. As of the date of the meeting, staff has received no written response regarding this request.

Mr. Hermosillo stated that staff recommends approval of the applicant’s request to rezone the property from “R-1” (Single-Family Residential District) to “B-2” (Local Business District).

The applicant, Jim Wright was present to represent the request. Mr. Wright explained that the property is in an estate. He is representing the property owners and has an interested party who would like to purchase the property and utilize it as a medical office by either using the current structure or building another one.

Chairman Minor opened the public hearing at 5:20 p.m.

With no one wishing to speak, the public hearing was closed at 5:20 p.m.

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