

MINUTES
PLANNING AND ZONING COMMISSION MEETING
JULY 14, 2025
CASE # Z25-24
“B-1” to “R-1”

Hold a public hearing and consider a request submitted by Amr A. Abdelazeem on behalf of Abdelazeem Family Revocable Trust (**Case# Z25-24**) to rezone approximately 0.19 acres, being Lot 11, Block 1 out of the Bellaire Addition Section 1, from “B-1” (Professional Business District) to “R-1” (Single-Family Residential District). The subject property is locally addressed as 909 Bellaire Drive, Killeen, Texas.

Ms. Lopez presented the staff report for this item. She stated that, if approved, the applicant intends to sell the property for use as residence and wishes to rezone the property back to its original “R-1” designation.

The subject property is located within the ‘Neighborhood Infill’ growth sectors on the Growth Sector Map and is designated as ‘Residential Mix’ (RM) on the Future Land Use Map (FLUM).

Ms. Lopez stated that staff notified owners of thirty-six (36) surrounding properties regarding this request. As of the date of the meeting, staff has received one written response in support and none in opposition regarding this request.

Ms. Lopez stated that staff recommends approval of the request to rezone the property from “B-1” (Professional Business District) to “R-1” (Single-Family Residential District), as presented.

The agent, Mr. Amr Abdelazeem, was present to represent the request.

Vice Chairman Wilson opened the public hearing at 5:11 p.m.

Mr. William Richard Graham spoke in support of this request.

Mr. Clark Butts spoke in support of this request. Mr. Butts stated that rezoning the property back to residential would make the traffic safer.

With no one else wishing to speak, the public hearing was closed at 5:14 p.m.

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 0.