

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**JANUARY 13, 2025**  
**CASE # Z24-35**  
**“A” to “B-3”**

Hold a public hearing and consider a City-initiated request (**Case #Z24-35**) to rezone approximately 4.613 acres out of the J. H. Lewis Survey, Abstract No. 536 (Terminal Parcels 1, 2, and 3) from “A” (Agricultural District) to “B-3” (Local Business District). The subject property is generally located southwest of the intersection of Chet Edwards Loop and South Clear Creek Road, Killeen, Texas.

Mr. Hermosillo presented the staff report for this item. He stated that, if approved, the City intends to utilize the property for development of commercial office space.

The subject properties are located within the ‘Neighborhood Infill’ sector on the Growth Sector Map of the Comprehensive Plan and is designated as ‘Campus’ (C) on the Future Land Use Map (FLUM). Staff finds that the request is consistent with the surrounding area and follows the 2022 Comprehensive Plan.

Mr. Hermosillo stated that staff notified two (2) 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 request to rezone the property from “A” (Agricultural District) to “B-3” (Local Business District).

Chairman Minor opened the public hearing at 5:27 p.m. With no one wishing to speak, the public hearing was closed at 5:27 p.m.

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