

MINUTES
PLANNING AND ZONING COMMISSION MEETING
AUGUST 11, 2025
CASE # Z25-26
“R-1” to “B-5”

Hold a public hearing and consider a request submitted by Charles Amundson on behalf Terry Blake Bearden (**Case# Z25-26**) to rezone approximately 1.26 acres out of a 2.15-acre tract in the T. Robinett Survey, Abstract No. 686 from “R-1” (Single-Family Residential District) to “B-5” (Business District). The subject property is locally addressed as 3309 Old Farm-to-Market-440, Killeen, Texas.

Ms. Lopez presented the staff report for this item. She stated that the purpose of the rezoning is to facilitate the development of a new automotive repair facility on the site. Ms. Lopez further explained that the applicant’s intent is to purchase the adjacent property, which is also under consideration for rezoning from “R-1” to “B-5”. If approved, the applicant intends to plat both parcels into one lot.

The subject property is located within the ‘Neighborhood Infill’ (NI) growth sector on the Growth Sector Map and is designated as ‘Regional Commercial’ (RC) on the Future Land Use Map (FLUM).

Ms. Lopez stated that staff notified owners thirty-two (32) surrounding properties regarding this request. As of the date of the meeting, staff has received one written response in opposition and one written response in support of this request.

Ms. Lopez stated that staff finds that the proposed rezoning request is consistent with the Future Land Use Map (FLUM) and Killeen 2040 Comprehensive Plan. Therefore, staff recommends approval of the request to rezone the property from “R-1” (Single-Family Residential District) to “B-5” (Business District) as presented.

The applicant, Mr. Charles Amundson, was present to represent the request.

Commissioner Wilson asked the applicant if they had procedures in place ensure that the creek would not be contaminated by the intended use of the property. Mr. Amundson said that they will follow proper procedures.

Chairman Minor opened the public hearing at 5:26 p.m.

Ms. Brittney Henry spoke in opposition to the request. She expressed concerns about increase in flooding and foot traffic in the area.

With no one else wishing to speak, the public hearing was closed at 5:29 p.m.

Commissioner Wilson moved to recommend approval of the applicant's request as presented.
Commissioner Giacomozzi seconded and the motion passed by a vote of 5 to 0.