

MINUTES
PLANNING AND ZONING COMMISSION MEETING
MAY 12, 2025
CASE # Z25-12
“R-1” to “R-3A”

Hold a public hearing and consider a City-initiated request (**Case# Z25-12**) to rezone approximately 6.789 acres, being Lot 1, Block 2 of Julius Alexander Industrial Subdivision, and part of Lots 1 and 2 of the Julius Alexander Industrial Subdivision, Replat #2 from “R-1” (Single-Family Residential District) to “R-3A” (Multifamily Apartment Residential District). The subject properties are locally addressed as 506 Liberty Street; and 2607 and 2703 Atkinson Avenue, Killeen, Texas.

Mr. Hermosillo presented the staff report for this item. He stated that, if approved, the property is intended to be developed by the City of Killeen as an emergency homeless shelter in accordance with the City’s adopted Homeless and Mental Health Strategic Plan. The proposed use will provide temporary emergency housing for individuals and families experiencing homelessness, as well as supportive assistance to successfully transition from homelessness to transitional or permanent housing.

The subject property is located within the ‘Neighborhood Infill’ growth sectors on the Growth Sector Map and is designated as ‘Campus’ (C) and ‘Floodplain’ (F) on the Future Land Use Map (FLUM).

Mr. Hermosillo stated that staff finds that the request is consistent with the recommendation outlined in the Killeen 2040 Comprehensive Plan, as indicated in the Comprehensive Plan Analysis. In addition, the request aligns with the Comprehensive Plan recommendations NH7.3 and DT2.2. Further, staff finds that this request is consistent with the City’s adopted Homeless and Mental Health Strategic Plan. Therefore, staff recommends approval of the request to rezone the property from “R-1” (Single-Family Residential District) to “R-3A” (Multifamily Apartment Residential District) as presented.

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

With no one wishing to speak, the public hearing was closed at 5:11 p.m.

Commissioner Wilson moved to recommend approval of the applicant’s request. Commissioner Rowe seconded, and the motion passed by a vote of 5 to 0.