

MINUTES
PLANNING AND ZONING COMMISSION MEETING
OCTOBER 13, 2025
CASE # Z25-32
“B-1” to “NBD”

Hold a public hearing and consider a request submitted by Mitchell & Associates, Inc. on behalf of Henry James Holdings, LLC (**Case# Z25-32**) to rezone approximately 0.813 acres, being Lot 1, Block 1, Lisa Grace Addition, from “B-1” (Professional Business District) to “NBD” (Neighborhood Business District). The subject property is locally addressed as 1607 Trimmier Road, Killeen, Texas.

This item was presented to the Commission during their Work Session. Ms. Lopez was available to answer questions.

The applicant, Mr. Ace Reneau of Mitchell & Associates, Inc., was present to represent the case. He stated that the property is currently for sale and that rezoning the property would make it more marketable. He also stated that he believes the request is consistent with the character of the area. Mr. Reneau also stated that there is an offer to purchase the property, which is contingent on the proposed rezoning.

Commissioner Purifoy asked what the intended use of the property is. Mr. Reneau stated that the requested zoning would allow for any of the permitted uses within the “NBD” (Neighborhood Business District) zoning district.

Chairman Giacomozzi opened the public hearing at 5:21 p.m.

Ms. Effel Harper spoke in opposition to the request. She expressed concern that the applicant has not disclosed what the intended use of the property is. She also expressed concern regarding traffic at that intersection.

Mr. Bernard Gillespie spoke in opposition to this request. He read a letter expressing opposition to the request that was written by Ms. Beth Matkin, who was unable to attend the public hearing. The primary concern expressed was regarding traffic. Mr. Gillespie also noted that rezoning the property to make it easier to sell does not benefit the residents of Jasper Heights. He further expressed that traffic in this area is already terrible.

Mr. Ardyth Jackson spoke in opposition to the request. He expressed concern regarding traffic and the homeless population in the area. He further stated that use of the property as a service station would be a potential hazard to the area.

Ms. Eleonora Santana spoke in opposition to this request. She stated that garden homes would be a more compatible use of the subject property. She noted her expectation that the least desirable

use permitted in the proposed zoning district, meaning a convenience store and gas station, is proposed. Ms. Santana noted concern regarding the additional traffic and homeless population associated with the speculated use of the property as a gas station.

Ms. Brittani Jean spoke in opposition to this request. She stated that she has heard that the proposed use is a gas station and expressed that she would like to know the truth from the applicant. Ms. Jean noted concerns regarding increased traffic on Trimmier Road, particularly at school pick-up and drop-off times, as well as the potential for increased crime, additional lighting, and noise.

Ms. Elva Gonzales spoke in opposition to the request. She stated that she would support a use that is allowed under the current zoning but does not support the requested rezoning. Ms. Gonzales expressed concerns regarding the traffic, light, trash, homelessness, safety, and drainage. She further expressed that she would like to preserve the existing character of the neighborhood.

Ms. Jane Abel spoke in opposition to the request. She stated that she agrees with the comments that have already been made. She also noted that there are dips at the intersections that are used to divert water drainage and may be dangerous to individuals not familiar with the area.

Ms. Cyndi Gomez-Hempel spoke in opposition to this request. She stated she was also speaking on behalf of neighboring property owners who were unable to attend the public hearing. She expressed concern that the proposed development would bring increased crime and homelessness to the area. She also stated that there is no need for another gas station in this area.

Mr. Jeff Johnson spoke in opposition to the request. He stated that he is opposed to a gas station and expressed concern regarding traffic and crime. Mr. Johnson also expressed concern that a gas leak could negatively impact the drinking water.

With no one wishing to speak, the public hearing was closed at 5:46 p.m.

Commissioner Jones moved to recommend disapproval of the applicant's request to rezone the property to "NBD" (Neighborhood Business District). Commissioner Sabree seconded, and the motion to recommend disapproval passed by a vote of 5 to 0.