

CASE #Z25-32:
“B-1” TO “NBD”

PH-25-067

November 18, 2025

Case #Z25-32: “B-1” to “NBD”

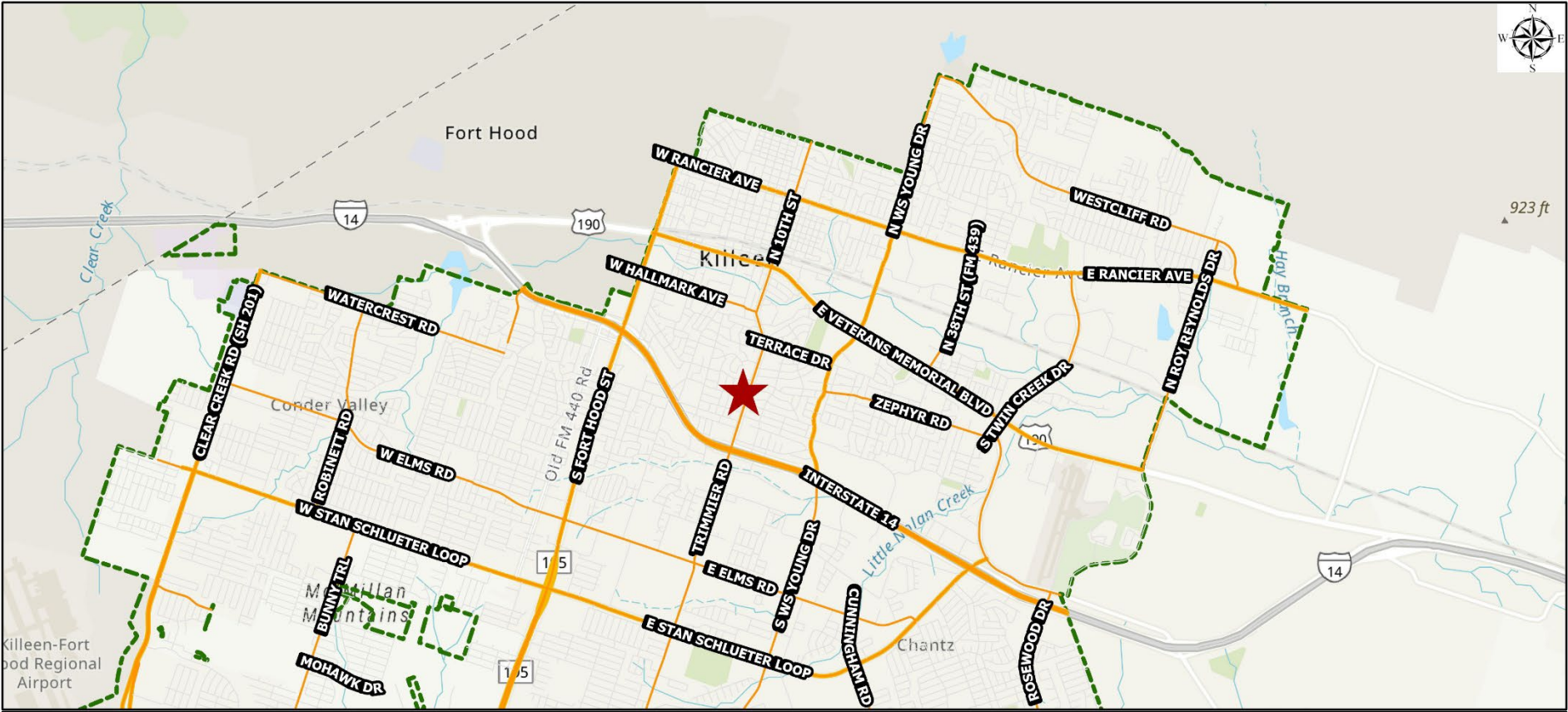
- Hold a public hearing and consider a request submitted by Mitchell & Associates, Inc. on behalf of Henry James Holdings, LLC (**Case# Z25-32**) to rezone approximately 0.813 acres, being Lot 1, Block 1, Lisa Grace Addition, from “B-1” (Professional Business District) to “NBD” (Neighborhood Business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

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- The applicant has submitted a request to rezone the subject property from “B-1” (Professional Business District) to “NBD” (Neighborhood Business District).
- If approved, “NBD” (Neighborhood Business District) allows for neighborhood scale commercial uses, including sit-down restaurants, personal services establishments, and gas stations with up to four (4) pumps.

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- The subject property is located within the ‘Neighborhood Infill’ (NI) area on the Growth Sector Map and designated ‘Residential Mix’ (RM) on the Future Land Use Map (FLUM) of the Killeen 2040 Comprehensive Plan.
- The ‘Residential Mix’ (RM) place type allows for small-scale and neighborhood-scale commercial uses and encourages a use mix of up to 95% residential and up to 25% non-residential.



LOCATION MAP

Council District: 1

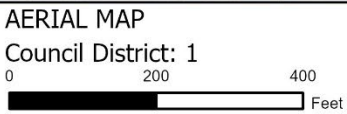


Subject Property Legal Description: LISA GRACE ADDITION, BLOCK 001, LOT 0001, ACRES 0.813

Zoning Case 2025-32
B-1 TO NBD

Legend

- Major Roads
- City Limit
- Zoning Case Location



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B-1 TO NBD

Legend

 Zoning Case

Subject Property Legal Description: LISA GRACE ADDITION, BLOCK 001, LOT 0001, ACRES 0.813

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View of the subject property facing west from Trimmier Road:



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View from the subject property facing northeast along Trimmier Road:



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View from Trimmier Road facing southwest (subject property on right):



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View of the subject property from Lydia Drive facing north:



Public Notification

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- Staff notified the owners of fifty-seven (57) surrounding properties regarding this request.
- To date, staff has received ten (10) written responses in opposition, and one (1) written response in support of this request.

Public Notification

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- Of those responses in opposition, five (5) are from within the 200-foot buffer, three (3) are from within the 400-foot buffer, and two (2) are from outside of the notification boundary.



RESPONSE MAP

Council District: 1

0 200 400 Feet

Subject Property Legal Description: LISA GRACE ADDITION, BLOCK 001, LOT 0001, ACRES 0.813

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B-1 TO NBD

Legend

	B-1		R-1		SUPPORT
	B-2				OPPOSED
	Zoning Case				

Public Notification

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- Opposition to this request comprises approximately 25.5% of the 200-foot notification boundary.
- In accordance with Local Government Code Sec. 211.0061 and Killeen Code of Ordinances Sec. 31-39(f), approval of this request requires the affirmative vote of at least three-fourths ($3/4$) of all members of the governing body.

Public Notification

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- During the Public Hearing at the Planning and Zoning Commission meeting on October 13, 2025, nine (9) citizens spoke in opposition to this request.

Staff Recommendation

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- Staff finds that the applicant's request is consistent with the 'Residential Mix' (RM) designation of the property and with the recommendations outlined in the Killeen 2040 Comprehensive Plan.
- Therefore, staff recommends approval of the applicant's request to rezone the subject property from "B-1" (Professional Business District) to "NBD" (Neighborhood Business District) as presented.

Commission Recommendation

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- At their regular meeting on October 13, 2025, the Planning and Zoning Commission recommended disapproval of the applicant's request by a vote of 5 to 0.
- Approval of this request requires the affirmative vote of at least three-fourths ($3/4$) of all members of the governing body (6 votes).