

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
MAY 12, 2025  
CASE # Z25-11  
“R-1” to “R-1” W/ “CUP”**

Hold a public hearing and consider a request submitted by Tracy Hanson on behalf of Academy for Exceptional Learners (**Case# Z25-11**) to rezone approximately 6.656 acres, being Lot 1, Block 1, Fowler Elementary Subdivision from “R-1” (Single-Family Residential District) to “R-1” (Single-Family Residential District) with a Conditional Use Permit (CUP) to allow a daycare facility as a permitted use. The subject property is locally addressed as 1020 Trimmier Road, Killeen, Texas.

Mr. Hermosillo presented the staff report for this item. He stated that the applicant’s request is for approval of a Conditional Use Permit (CUP) to authorize the operation of a daycare facility. The subject property is a private non-profit K-12 school serving children with special needs, which also includes an associated daycare component for children aged 6 weeks to 12 years. This request is intended to formally bring the daycare use into compliance with the City’s Zoning Ordinance.

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

Mr. Hermosillo stated that staff finds that the applicant’s request is consistent with the recommendation outlined in the Killeen 2040 Comprehensive Plan, and staff is of the determination that the proposed use would be a productive and appropriate repurposing of the old elementary school site. Also, the addition of a daycare use addresses a demonstrated community need. Therefore, staff recommends approval of the applicant’s request to rezone the property from “R-1” (Single-Family Residential District) to “R-1” (Single-Family Residential District) as presented.

Chairman Minor asked staff if the rezoning would trigger improvements to the property for ADA (Americans with Disabilities Act) compliance or to meet fire safety requirements. Mr. Hermosillo stated that a zoning request would not trigger ADA conformance. ADA requirements would only be triggered if the property owner submits a permit to remodel the building.

The agent, Ms. Tracy Hanson, was present to represent the request.

Chairman Minor opened the public hearing at 5:06 p.m.

Ms. Sandra L. McCuskey spoke in support of the request. She stated that the current facility was an excellent source of education and felt that it should be allowed to continue.

With no one else wishing to speak, the public hearing was closed at 5:07 p.m.

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