

MINUTES
PLANNING AND ZONING COMMISSION MEETING
October 14, 2024
Case # Z24-28
“B-5” to “R-1”

HOLD a public hearing and consider a City-initiated request (**Case #Z24-28**) to rezone part of Lot 3, Block 55, Killeen Original Addition from “B-5” (Business District) to “R-1” (Single-Family Residential District). The subject property is locally addressed as 113 West Avenue B, Killeen, Texas.

Mr. Millard presented the staff report for this item. He stated that the intent of this request is to change the current zoning of the property to make it consistent with the existing single-family land use, which will assist the property owner with being able to sell or refinance their property in the future, should they choose to do so. The property has an existing single-family home on the subject parcel, which is considered legal non-conforming. Mr. Millard stated that, if approved, this City-initiated request to rezone the properties from “B-5” (Business District) to “R-1” (Single-Family Residential District), will bring the current use of this property into conformance with the zoning ordinance.

The subject properties are located within the ‘Infill & Enhance’ sector on the Growth Sector Map of the Comprehensive Plan and is designated as ‘Urban Village’ (UV) on the Future Land Use Map (FLUM). Staff finds that the request is consistent with the surrounding area and follows the 2040 Comprehensive Plan.

Mr. Millard stated that staff notified thirty-eight (38) surrounding property owners regarding this request. As of the date of the meeting, staff has received no written responses from the property owners regarding this request.

Mr. Millard stated that staff recommends approval of the request to rezone the property from “B-5” (Business District) to “R-1” (Single-Family Residential District), as presented.

Chairman Minor opened the public hearing at 5:31 p.m.

With no one wishing to speak, the public hearing was closed at 5:31 p.m.

Commissioner Wilson moved to recommend approval of the City-initiated request as presented by staff. Commissioner O’Brien seconded, and the motion passed by a vote of 5 to 0.