



CASE #Z25-24:
“B-1” TO “R-1”

PH-25-049

August 19, 2025

Case #Z25-24: “B-1” to “R-1”

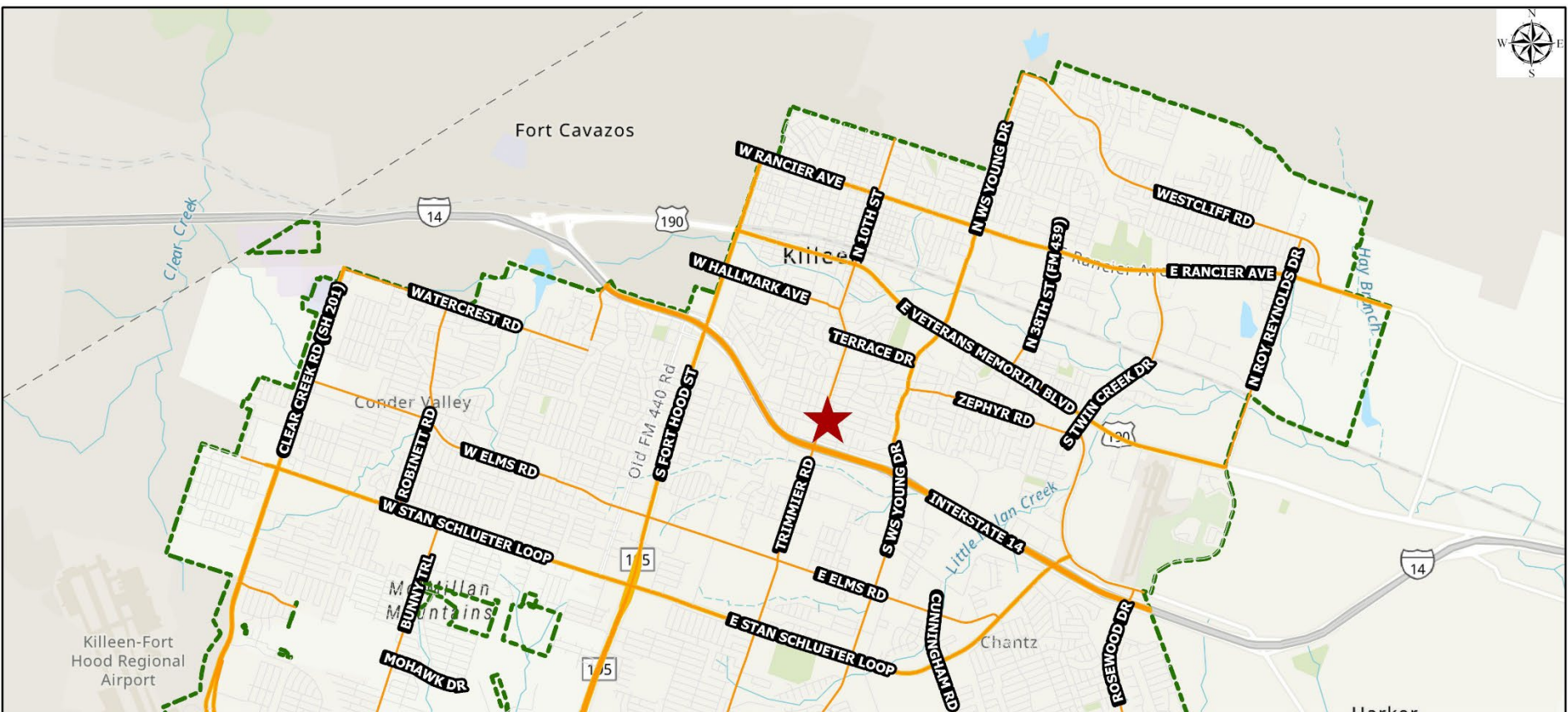
- Hold a public hearing and consider a request submitted by Amr A. Abdelazeem on behalf of Abdelazeem Family Revocable Trust (**Case# Z25-24**) to rezone approximately 0.19 acres, being Lot 11, Block 1 out of the Bellaire Addition Section 1, from “B-1” (Professional Business District) to “R-1” (Single-Family Residential District).
- The subject property is locally addressed as 909 Bellaire Drive, Killeen, Texas.

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- The subject property was rezoned by the applicant in 2016 from “R-1” to “B-1” for use as a commercial office.
- The applicant’s intent is to sell the property for use as a residence. Therefore, the request is to rezone the subject property back to its original “R-1” designation.

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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.



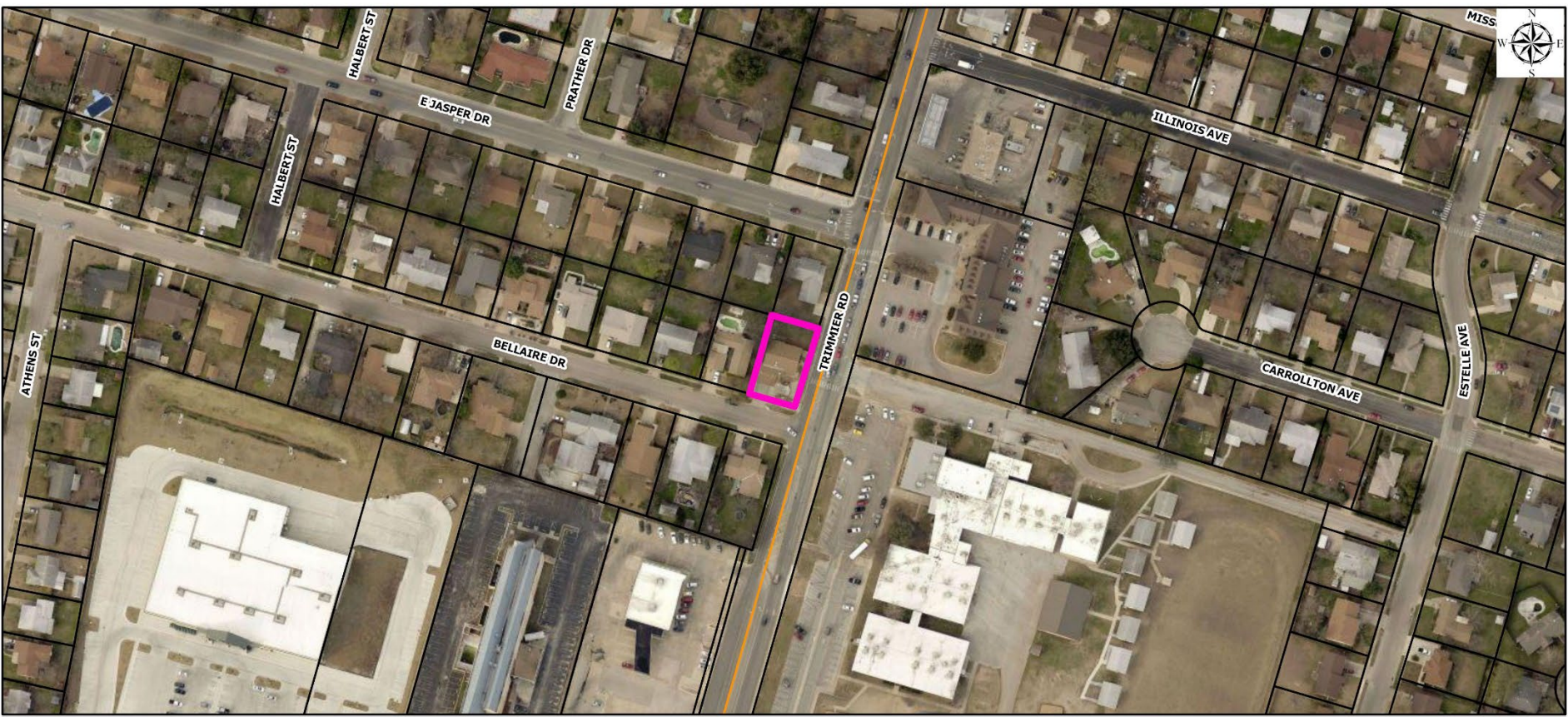
0 1 2 Miles

Zoning Case 2025-24

B-1 TO R-1

Legend

-  Major Roads
  City Limit
-  Zoning Case Location



AERIAL MAP

Council District: 1



Zoning Case 2025-24

B-1 TO R-1

Legend

 Zoning Case

Subject Property Legal Description: BELLAIRE ADDITION SECTION I, BLOCK 001, LOT 0011. ACRES 0.25

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View of the subject property from Bellaire Drive facing north:



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View from the subject property facing south across Bellaire Drive:



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View from the subject property facing east across Trimmier Road:



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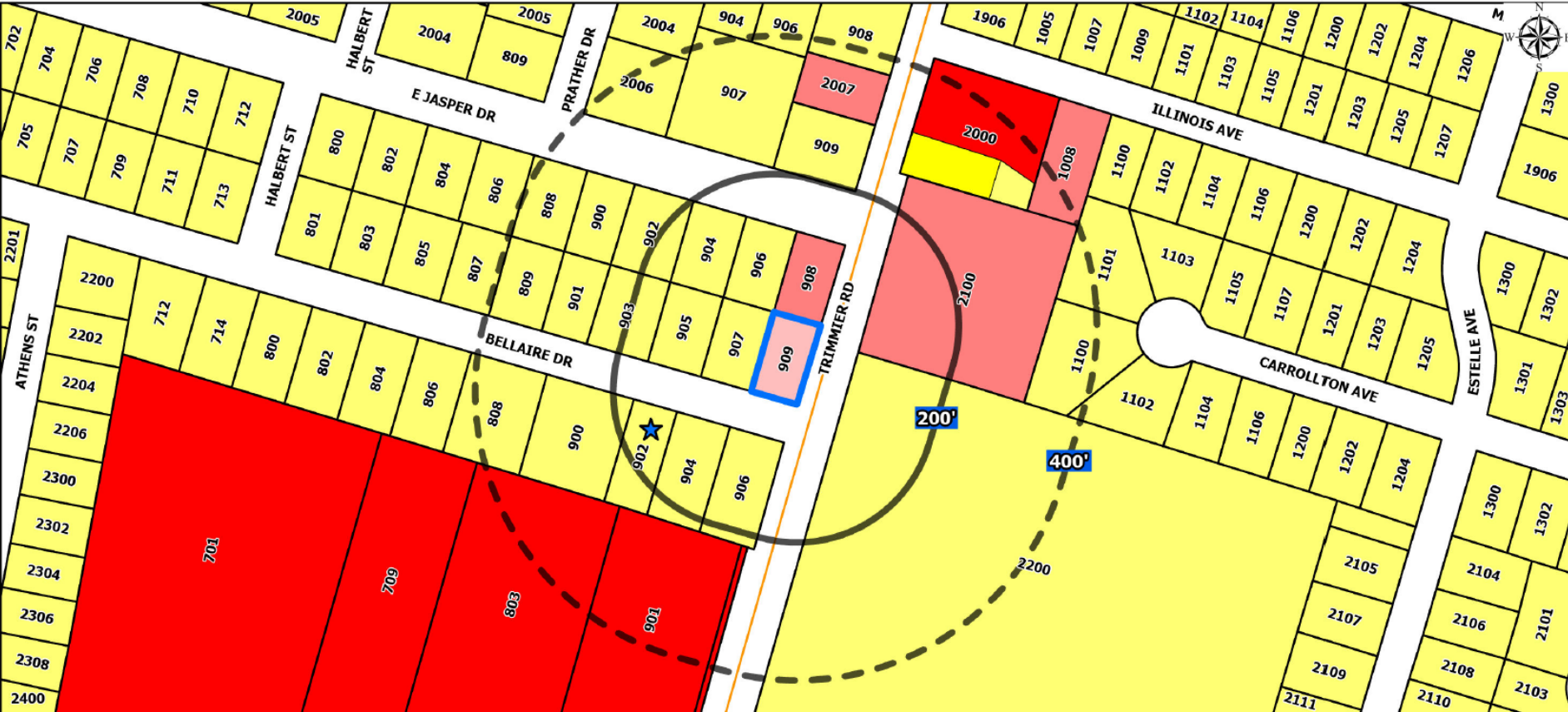
View from the subject property facing west on Bellaire Drive:



Public Notification

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- Staff notified property owners of thirty-six (36) surrounding properties regarding this request.
- To date, staff has received one (1) written response in support of this request.
- Two (2) citizens spoke in support of the request during the Public Hearing at the Planning and Zoning Commission meeting on July 14th.



RESPONSE MAP

Council District: 1

0 200 400 Feet

Zoning Case 2025-24

B-1 TO R-1

Subject Property Legal Description: BELLAIRE ADDITION SECTION I, BLOCK 001, LOT 0011. ACRES 0.25

Legend

Current Zoning	B-2	R-1
B-1	B-3	R-3
Zoning Case		Support

Staff Findings

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- Staff finds that the proposed “R-1” zoning is consistent with the adjacent single-family development and compatible with the Future Land Use Map (FLUM) of the Killeen 2040 Comprehensive Plan.

Staff Recommendation

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- Staff recommends approval of the applicant's request to rezone the subject property from "B-1" (Professional Business District) to "R-1" (Single-Family Residential District) as presented.

Commission Recommendation

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- At their regular meeting on April 14, 2025, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.