

**MINUTES**  
**PLANNING AND ZONING COMMISSION MEETING**  
**MARCH 24, 2025**  
**CASE # Z25-07**  
**“B-5” to “R-3A”**

Hold a public hearing and consider a City-initiated request (**Case# Z25-07**) to rezone approximately 0.51 acres, being part of Lot 1, Block 1 out of the Bay Subdivision from “B-5” (Business District) to “R-3A” (Multifamily Apartment Residential District). The subject property is locally addressed as 1301 Harris Avenue, Killeen, Texas.

Mr. Hermosillo 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 multi-family land use, which will assist the property owner with being rebuild the complex in the case of total destruction, should they choose to do so. The property has an existing multi-family home on the subject parcel, which is considered legal non-conforming. Mr. Hermosillo stated that, if approved, this City-initiated request to rezone the properties from “B-5” (Business District) to “R-3A” (Multi-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 ‘Neighborhood Commercial’ (NC) 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. Hermosillo stated that staff notified fifty-three (53) 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. Hermosillo stated that staff recommends approval of the request to rezone the property from “B-5” (Business District) to “R-3A” (Single-Family Residential District), as presented.

Vice Chairman Wilson opened the public hearing at 6:05 p.m.

Mr. Gary W. Purser asked if property owners had to pay for City-Initiated zoning requests. Ms. Meshier stated that they do not. Mr. Purser expressed his opinion that it is unfair that they property owners do not have to pay for the proposed rezoning.

With no one else wishing to speak, the public hearing was closed at 6:08 p.m.

Commissioner Ploeckelmann moved to recommend approval of the City-initiated request as presented. Commissioner Sabree seconded, and the motion passed by a vote of 5 to 0.