

MINUTES
PLANNING AND ZONING COMMISSION MEETING
JULY 14, 2025
CASE # Z25-21
“R-1” to “B-5”

Hold a public hearing and consider a request submitted by John Gilmore on behalf of Ki Sup Son and Soon Sun Son (**Case# Z25-21**) to rezone approximately 0.67 acres, being Lot 1, Block 1 out of the Chaney Addition from “R-1” (Single-Family Residential District) to “B-5” (Business District). The subject property is locally addressed as 3413 Old Farm to Market 440, Killeen, Texas.

Mr. Hermosillo presented the staff report for this item. He stated that, if approved, the applicant’s intent is to rezone the western portion of the lot to “B-5” in order to make the zoning consistent across the entire lot. The applicant currently has no plans to develop the property. However, rezoning the property to “B-5” will allow for future commercial development.

The subject properties are located within the ‘Neighborhood Infill’ sector on the Growth Sector Map of the Comprehensive Plan and is designated as ‘Regional Commercial’ (RC) 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 owners twenty-eight (28) surrounding properties 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 “R-1” (Single-Family Residential District) to “B-5” (Business District), as presented.

The agent, Mr. John Gilmore, was present to represent the case.

Vice Chairman Wilson opened the public hearing at 5:25 p.m.

With no one wishing to speak, the public hearing was closed at 5:25 p.m.

Commissioner Sabree moved to recommend approval of the applicant’s request as presented. Commissioner Ellis seconded, and the motion passed by a vote of 6 to 0.