

CASE #Z26-12:
“B-3” TO “R-1” & “R-2”

PH-26-027

August 18, 2026

Case #Z26-12: “B-3” to “R-2” & “R-1”

- Hold a public hearing and consider a City-Initiated request on behalf of Kailles Projects Limited Liability Company 1401 Mulford Street Series and Berta P Nolasco (Case# Z26-12) to rezone approximately 0.144 of an acre, out of H O’Neal Survey, Abstract 645, from “B-3” (Local Business District) to “R-2” (Two-Family Residential District); and Lot 1, Block 1, Mulford Addition, from “B-3” (Local Business District) to “R-1” (Single-Family Residential District).

Case #Z26-12: “B-3” to “R-2” & “R-1”

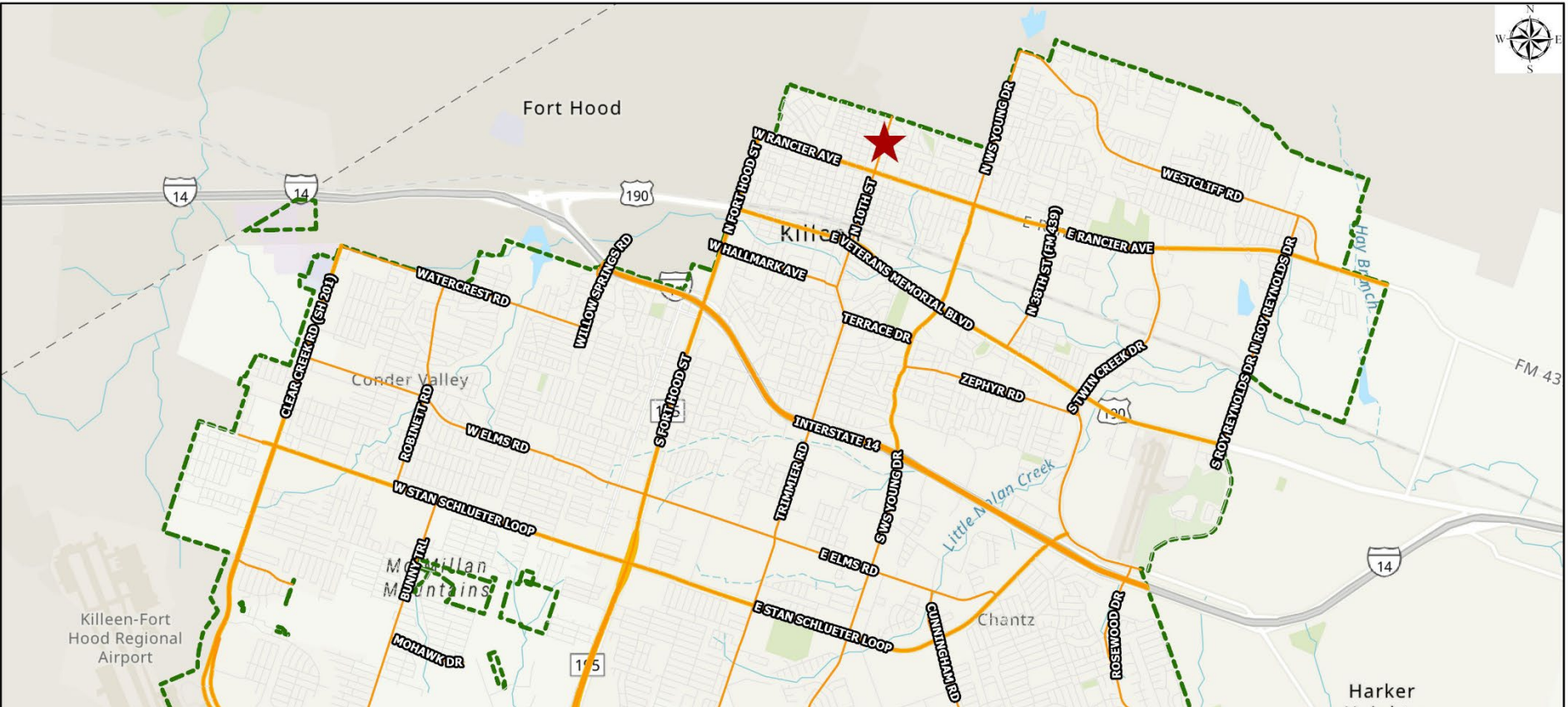
- The subject properties are locally addressed as 1401 and 1411 Mulford Street, Killeen, Texas.
- 1401 Mulford St. is a detached single-family home; and
- 1411 Mulford St. is a two-family home (duplex).

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- The existing homes are considered legal non-conforming and therefore subject to Killeen Code of Ordinances Sec. 31-54(a)(g), which states that a nonconforming structure cannot be rebuilt in case of total destruction, or expanded.
- If approved, this request to rezone the properties will bring the current use of the properties into compliance with the zoning ordinance.

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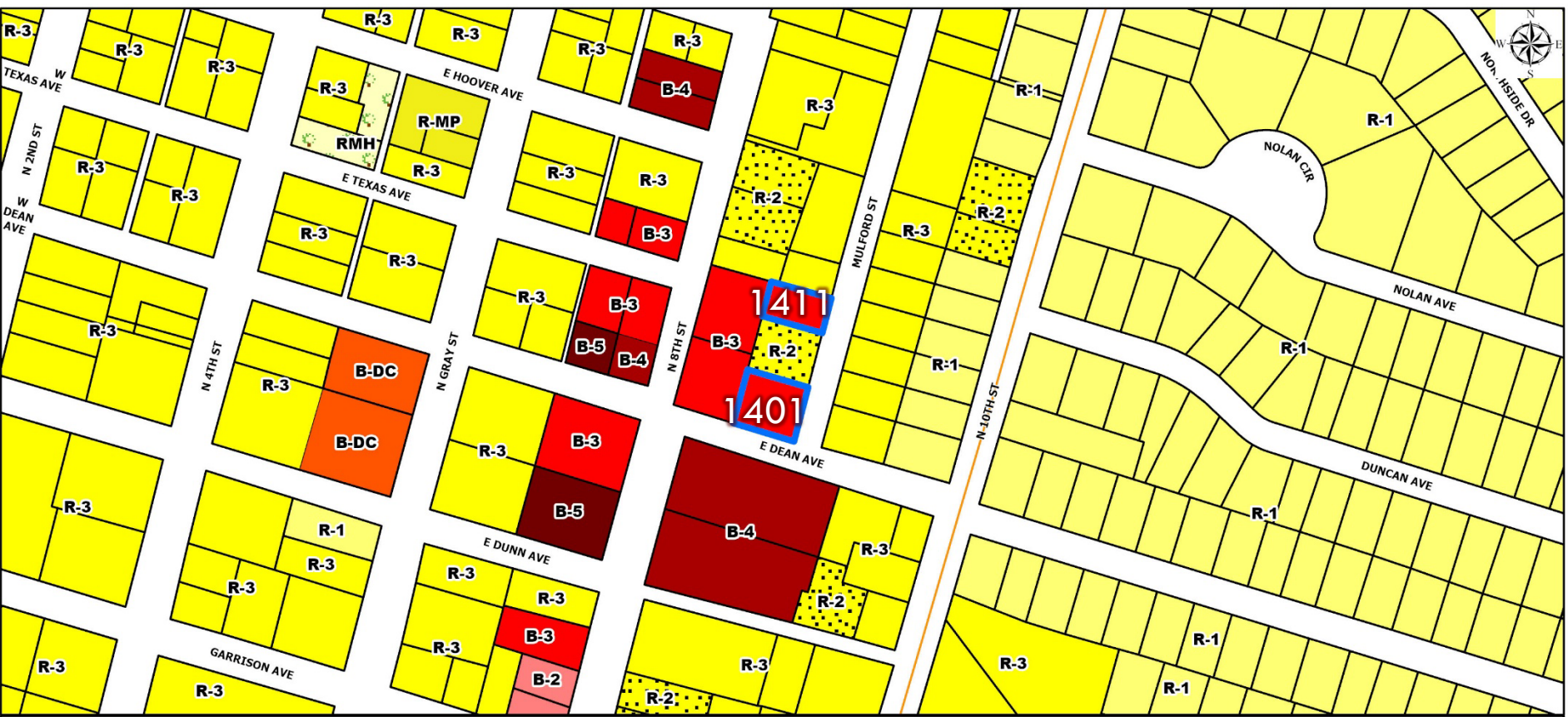
- The intent of this initiative is to assist property owners by rezoning legal nonconforming properties to establish the current residential uses of properties as complying with the City of Killeen’s zoning and land use regulations.
- In doing so, the goal is to ensure that property owners are better positioned to sell or refinance their property in the future, should they choose to do so.



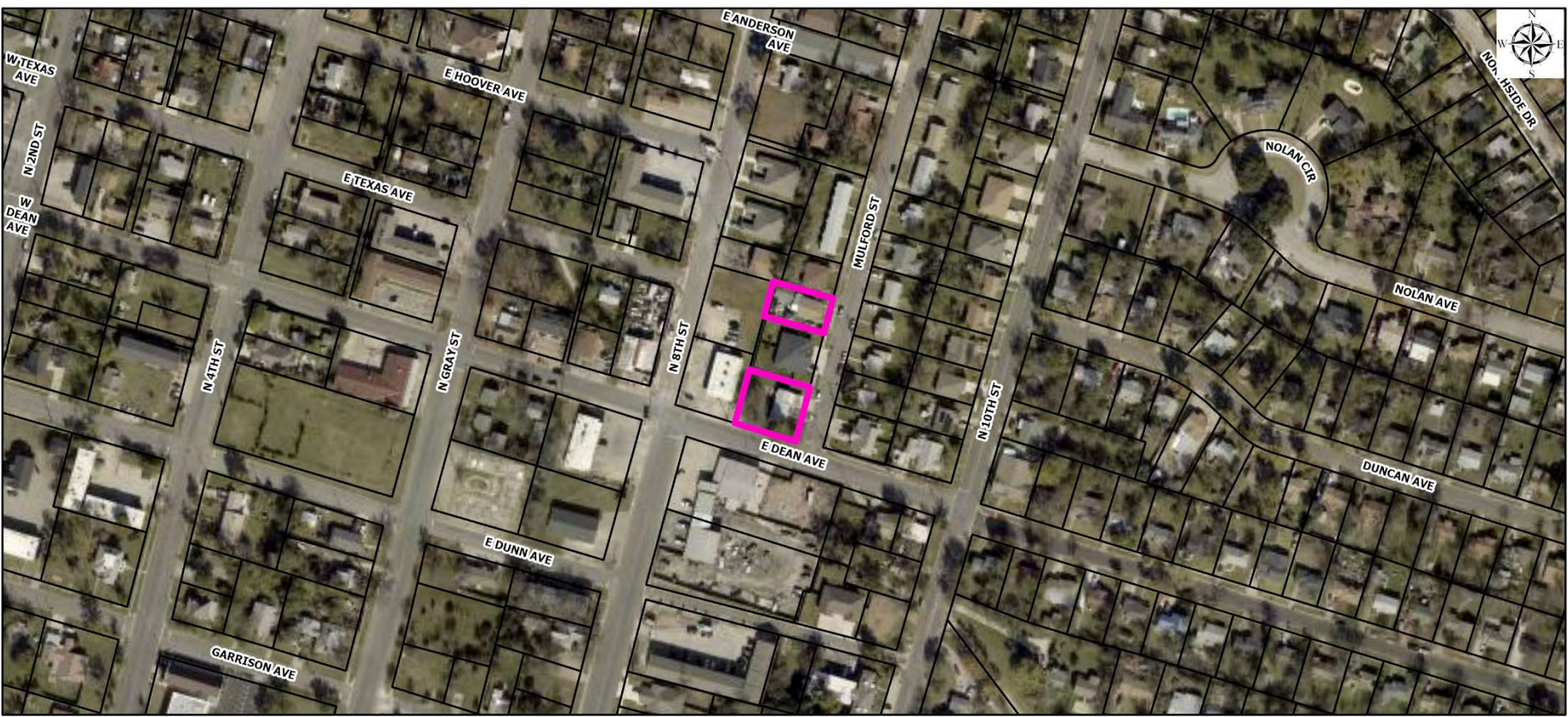
 Major Roads
 City Limit

 Zoning Case Location

Subject Property Legal Description: MULFORD ADDITION, BLOCK 001, LOT 0001 & A0645BC H ONEAL, 750-2, (60' X 104.5'), ACRES .144



ZONING MAP
Council District: 1
0 200 400 Feet
Zoning Case 2026-12
B-3 TO R-1 & R-2
Subject Property Legal Description: MULFORD ADDITION, BLOCK 001, LOT 0001 & A0645BC H ONEAL, 750-2, (60' X 104.5'), ACRES .144



AERIAL MAP

Council District: 1

0 200 400 Feet

Zoning Case 2026-12

B-3 TO R-1 & R-2

Legend

 Zoning Case

Subject Property Legal Description: MULFORD ADDITION, BLOCK 001, LOT 0001 & A0645BC H ONEAL, 750-2, (60' X 104.5'), ACRES .144

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View of the subject property at 1401 Mulford:



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View facing east across from 1401 Mulford



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View of the subject property at 1411 Mulford:



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View facing east across from 1411 Mulford



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View facing south along Mulford St. towards Dean Ave.



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View facing north along Mulford St.



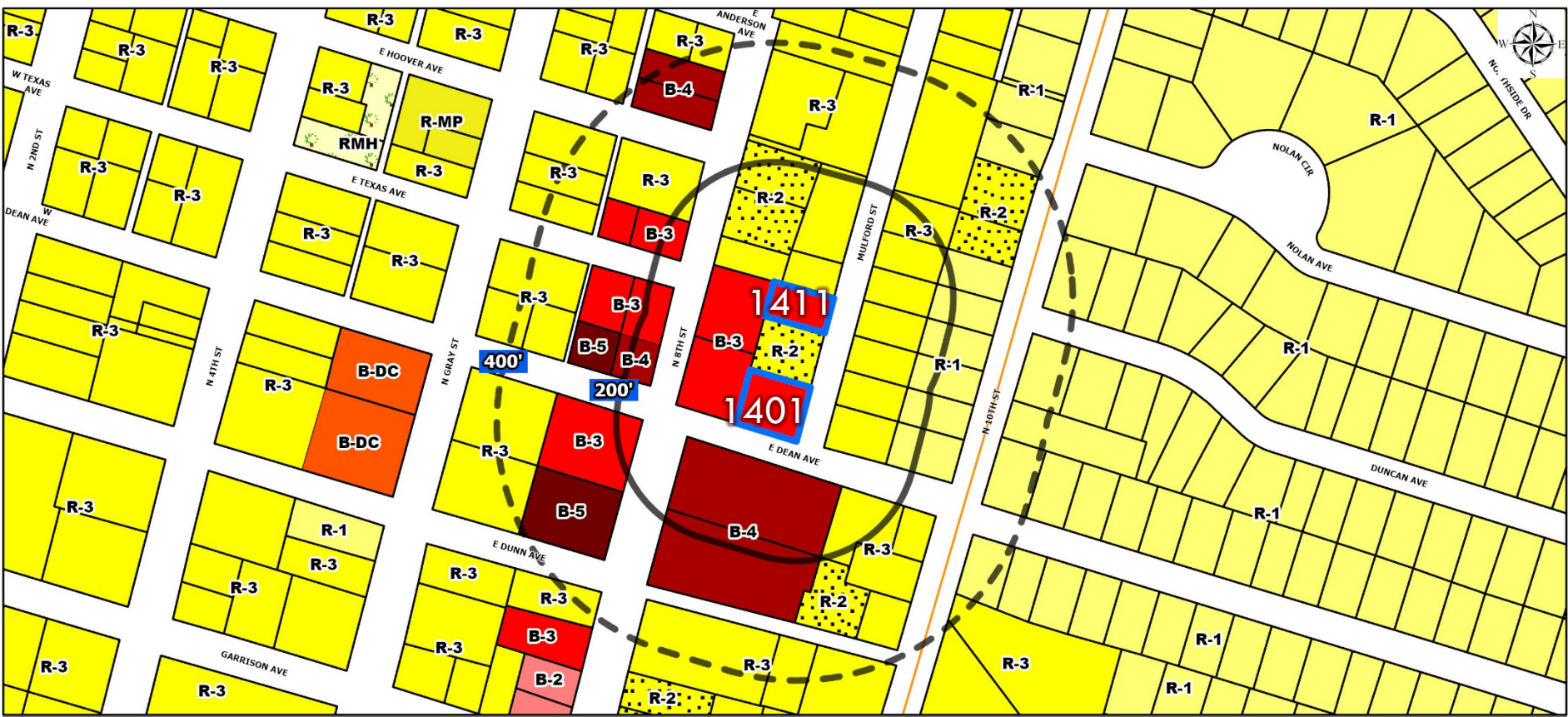
Comprehensive Plan Alignment

- These properties are located within the 'Infill & Enhance' area on the Growth Sector Map and designated as 'Traditional Neighborhood' on the Future Land Use Map (FLUM) of the 2040 Comprehensive Plan.

Public Notification

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- The two (2) property owners were provided with a consent form to authorize the request.
- Staff notified the owners of seventy (70) surrounding properties regarding this request.
- Staff has received no written responses regarding this request.



ZONING MAP
Council District: 1

Zoning Case 2026-12

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Subject Property Legal Description: MULFORD ADDITION, BLOCK 001, LOT 0001 & A0645BC H ONEAL, 750-2, (60' X 104.5'), ACRES .144

Staff Recommendation

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- Staff recommends approval of this City-initiated request to rezone the subject properties from “B-3” (Local Business District) to “R-2” (Two-Family Residential District) and “R-1” (Single-Family Residential District).

Commission Recommendation

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- At their regular meeting on July 13, 2026, the Planning and Zoning Commission recommended [approval/denial] of the request by a vote of 6 to 0.