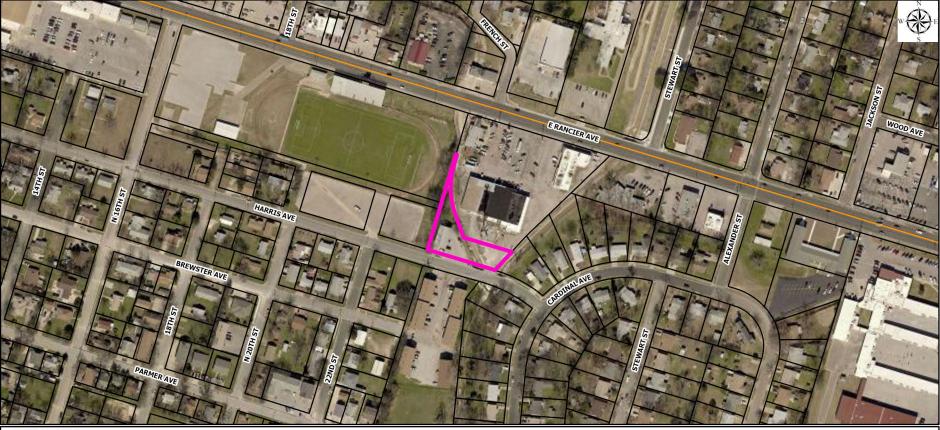
PH-25-020 May 6, 2025

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.

- This is a City-initiated request to rezone one (1) lot, locally addressed as 1301 Harris Avenue.
- There is an existing six (6) unit multi-family apartment building on the property, which is considered legal non-conforming.
- If approved, this request will change the property's current zoning to make it consistent with the existing multifamily land use.





Council District: 1

400 Feet

Zoning Case 2025-07 B-5 TO R-3A



Subject Property Legal Description: PART OF BAY SUBDIVISON, BLOCK 001, LOT 0001, ACRES 0.51

View of the subject property facing north:



7

View of the adjacent property facing south across Harris Avenue:



View from the subject property facing east on Harris Ave:



View from the subject property facing west on Harris Ave:

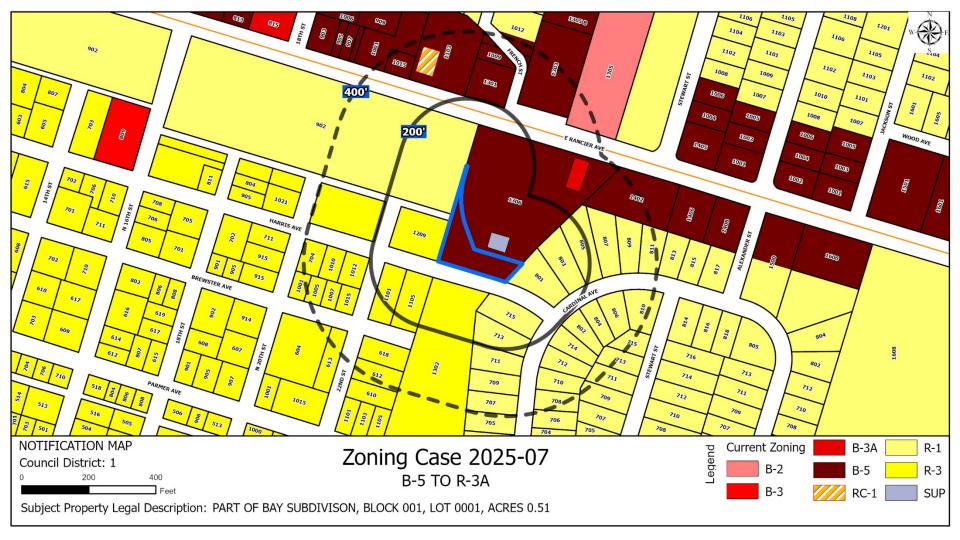


Comprehensive Plan Alignment

- The subject property is located within the 'Infill & Enhance' area on the Growth Sector Map and is designated 'Neighborhood Commercial' on the Future Land Use Map (FLUM) of the 2040 Comprehensive Plan.
- The request supports or furthers the following Comprehensive Plan recommendations:
- **LU3** Encourage incremental evolution of neighborhoods.
- NH6 Shift the market to include existing housing.

Public Notification

- Staff notified the owners of fifty-three (53) surrounding properties regarding this request. Of those property owners, thirty-nine (39) reside outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by the Council, and eighteen (18) live outside of the City of Killeen corporate limits.
- As of the date of this staff report, staff has received no written response in opposition of this request.



Staff Recommendation

 Staff recommends approval of the applicant's request to rezone the subject property from "B-5" (Business District) to "R-3A" (Multifamily Apartment Residential District).

Commission Recommendation

At their regular meeting on March 24, 2025, the Planning and Zoning Commission recommended approval of the request by a vote of 5 to 0.