



**CASE #Z26-01:
“B-5” TO “R-2”**

PH-26-010

March 24, 2026

Case #Z26-01: “B-5” to “R-2”

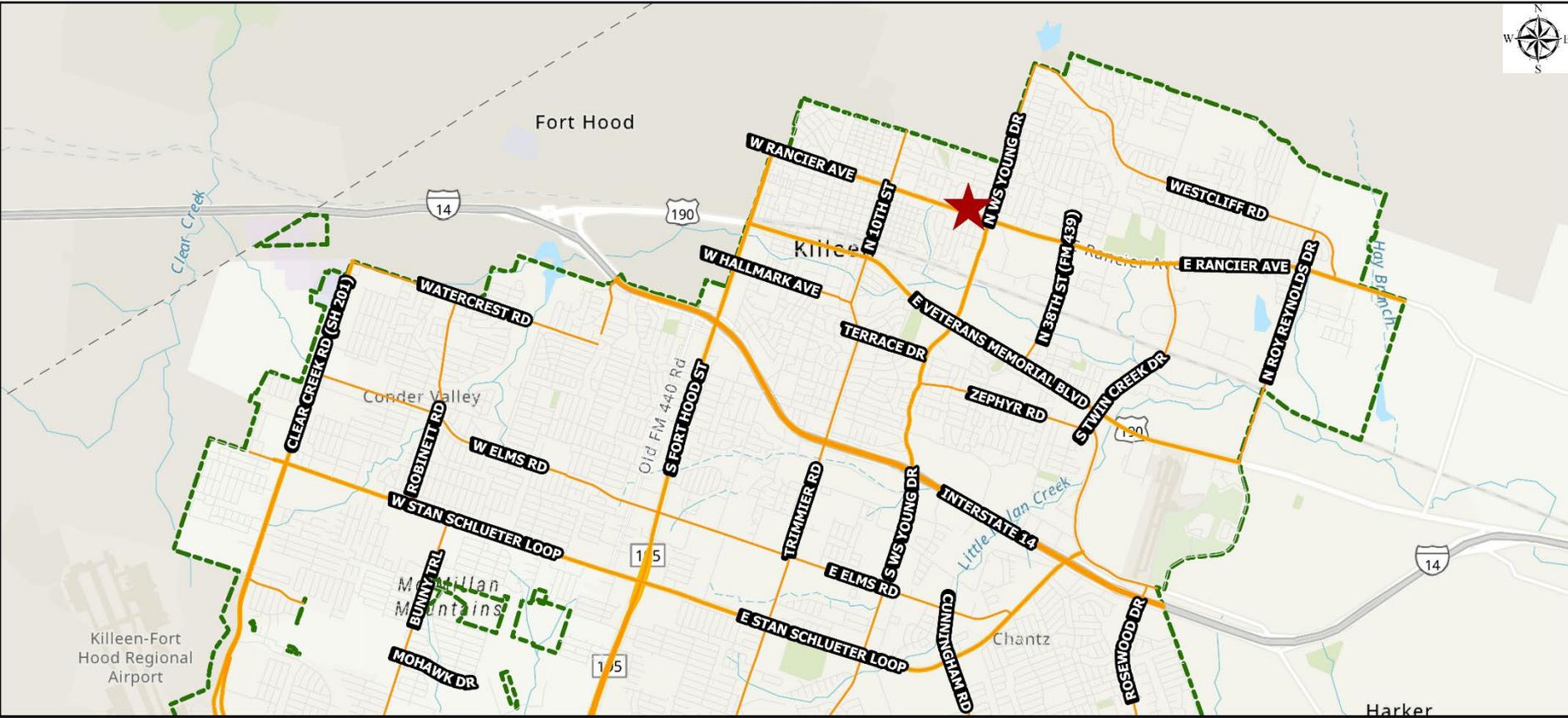
- Hold a public hearing and consider a City-Initiated request on behalf of six (6) property owners (**Case# Z26-01**) to rezone approximately 1.18 acres, being Lots 1-2, 4-7, Block 1 Wanda Park from “B-5” (Business District) to “R-2” (Two-Family Residential District).
- The subject properties are locally addressed as 1810, 1814, 1906, 1910, 1914, and 2002 Wood Avenue, Killeen, Texas.

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- The six (6) existing two-family 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.



LOCATION MAP

Council District: 1



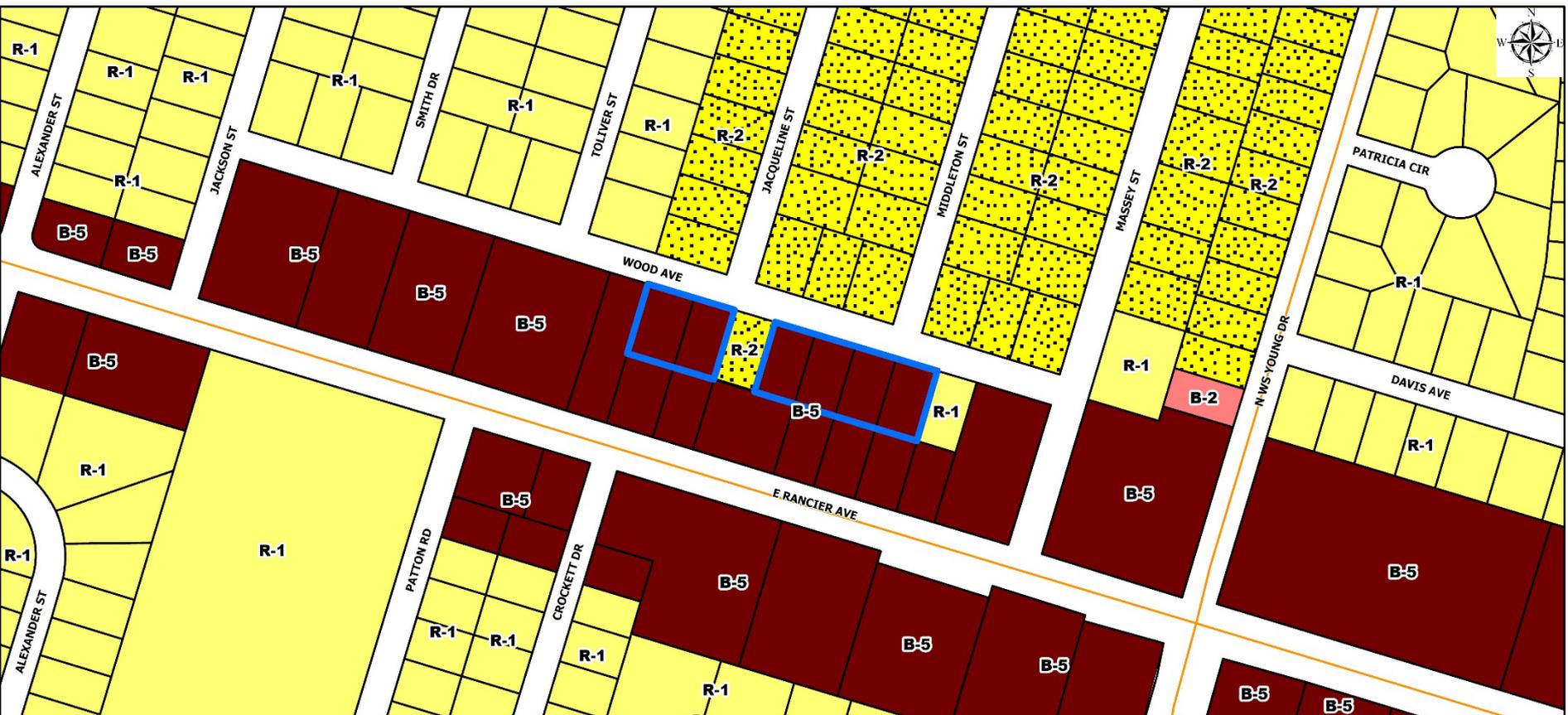
Zoning Case 2026-01

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Legend

-  Major Roads
-  Zoning Case Location
-  City Limit

Subject Property Legal Description: WANDA PARK, BLOCK 1, LOTS 1-2, 4-7 ACRES 1.18



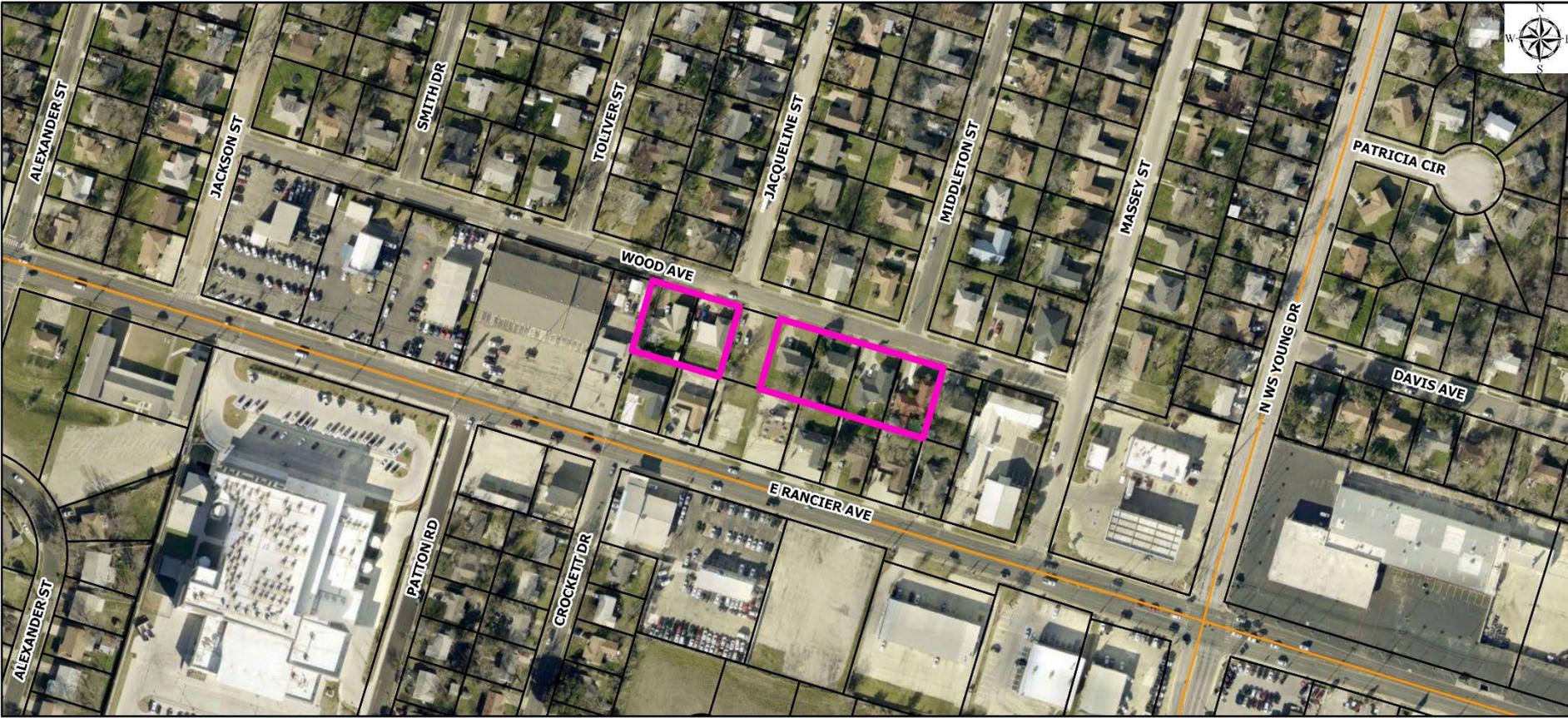
ZONING MAP
Council District: 1



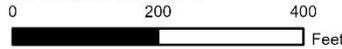
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Subject Property Legal Description: WANDA PARK, BLOCK 1, LOTS 1-2, 4-7 ACRES 1.18



AERIAL MAP
Council District: 1



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Legend
 Zoning Case

Subject Property Legal Description: WANDA PARK, BLOCK 1, LOTS 1-2, 4-7 ACRES 1.18

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View facing the subject properties on Wood Avenue:



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View facing west towards the subject properties on Wood Avenue:



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View facing east towards the subject properties from Wood Avenue:



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View facing north towards Middleton Street from Wood Avenue:



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

- All six (6) property owners were provided with a consent form to authorize the request.
- Staff notified the owners of seventy-two (72) surrounding properties regarding this request.
- Staff has received no written responses regarding this request.

Staff Recommendation

- Staff recommends approval of this City-initiated request to rezone the subject properties from “B-5” (Business District) to “R-2” (Two-Family Residential District).

Commission Recommendation

- At their regular meeting on February 9, 2026, the Planning and Zoning Commission recommended approval of the request by a vote of 4 to 0.