

CASE #Z25-33:
“B-5” TO “R-3F”

PH-25-068

November 18, 2025

Case #Z25-33: “B-5” to “R-3F”

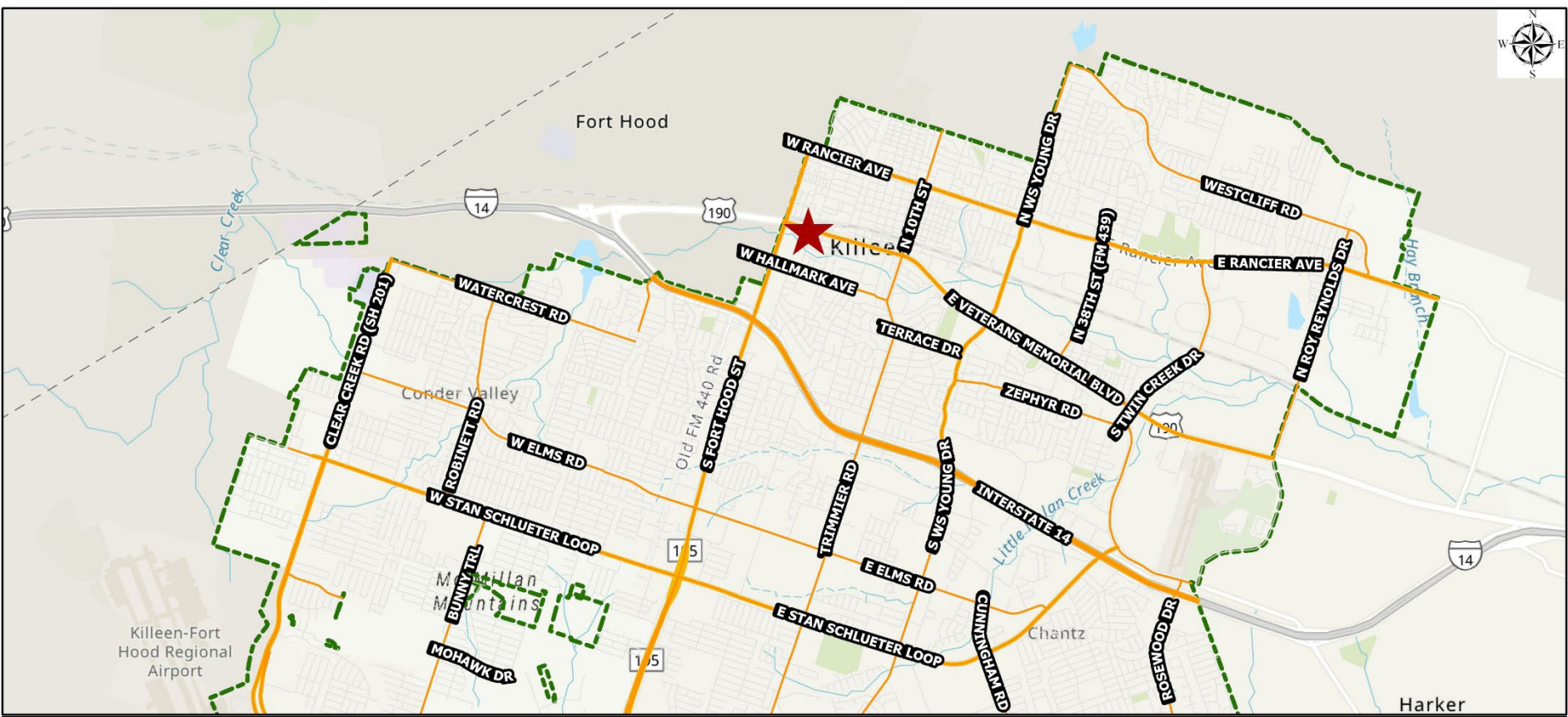
- Hold a public hearing and consider a request submitted by Mitchell & Associates, Inc. on behalf of Laron Johnson Sr. & Laron Johnson Jr. (**Case# Z25-33**) to rezone approximately 0.230 acres, being Lot 10-11, Block 1, Stringer Addition from “B-5” (Business District) to “R-3F” (Multifamily Residential District).
- The subject properties are locally addressed as 805 and 807 West Avenue I, Killeen, Texas.

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- The applicant has requested to rezone the subject properties from “B-5” (Business District) to “R-3F” (Multifamily Residential District).
- If approved, the applicant intends to replat the property into one lot with the goal of developing a triplex or quadplex on the property.

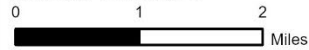
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- The subject property is located within the ‘Infill Enhance’ (IE) area on the Growth Sector Map and designated ‘Residential Mix’ (RM) on the Future Land Use Map (FLUM) of the Killeen 2040 Comprehensive Plan.



LOCATION MAP

Council District: 1

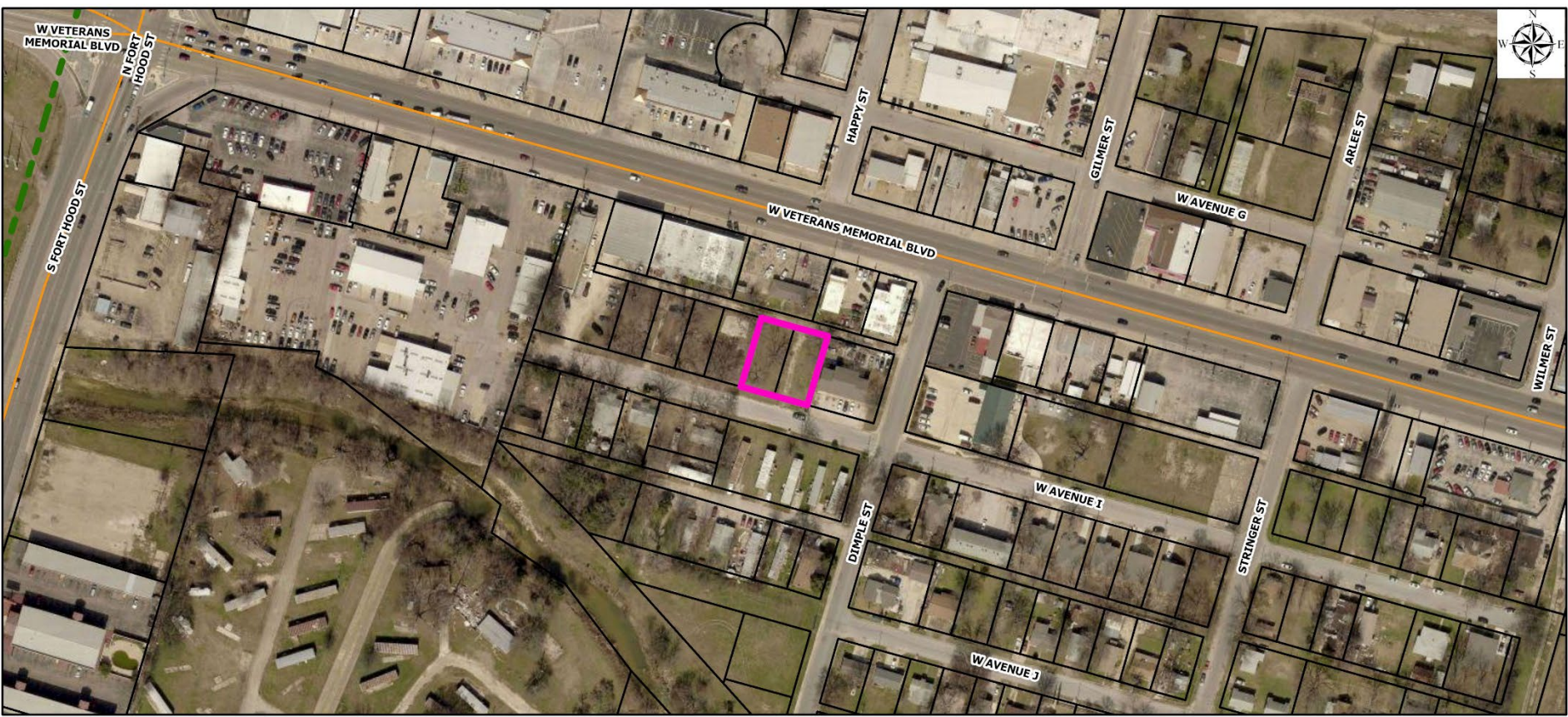


Zoning Case 2025-33
B-5 TO R-3F

Legend

- Major Roads
- City Limit
- Zoning Case Location

Subject Property Legal Description: STRINGER ADDITION, BLOCK 001, LOT 0010 AND 0011. ACRES 0.230



AERIAL MAP

Council District: 1



Zoning Case 2025-33

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Legend

 Zoning Case

Subject Property Legal Description: STRINGER ADDITION, BLOCK 001, LOT 0010 AND 0011. ACRES 0.230

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View of the subject property facing north from W. Avenue I:



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View of the adjacent property on the opposite side of W. Avenue I:



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View from the subject property facing east on W. Avenue I :



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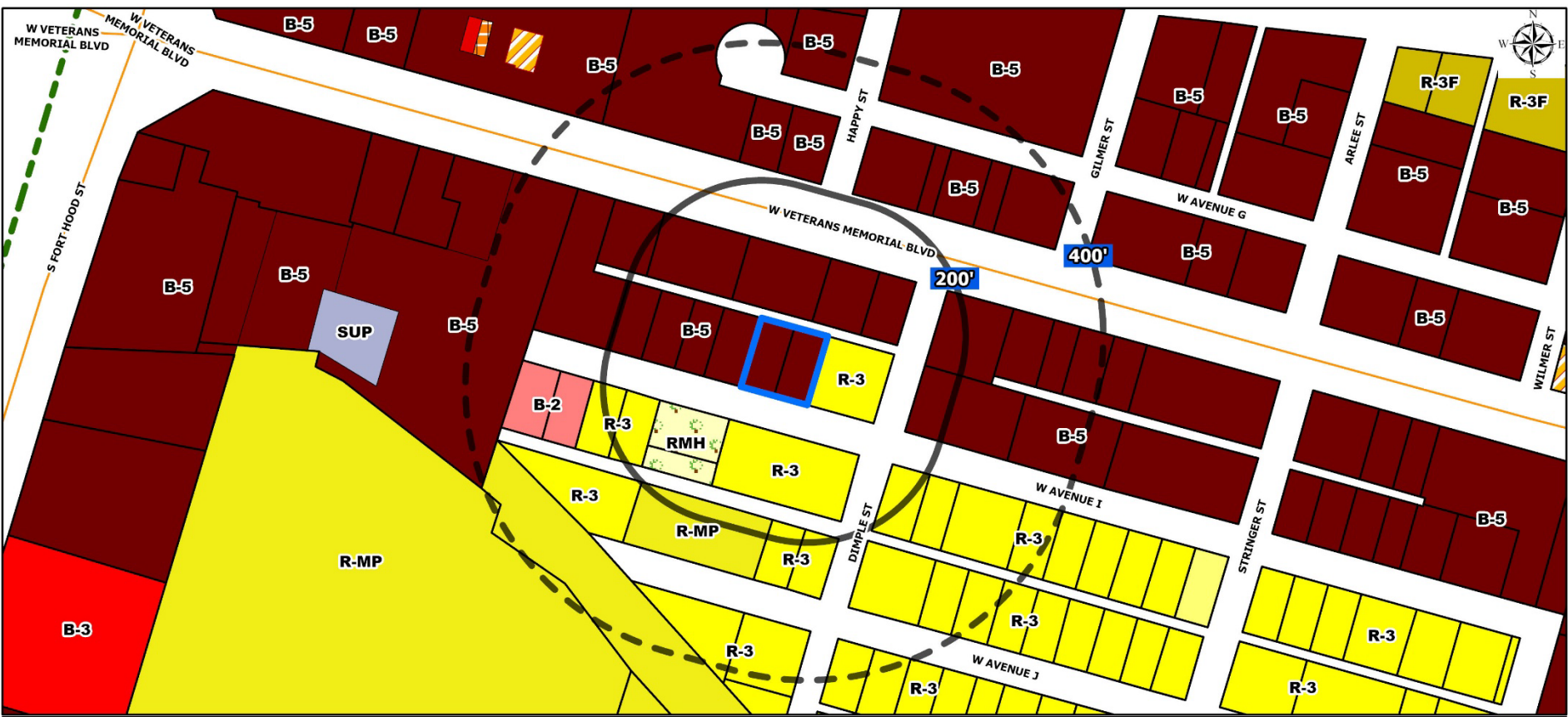
View from the subject property facing west on W. Avenue I:



Public Notification

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- Staff notified property owners of fifty-seven (57) surrounding properties regarding this request.
- To date, the staff has received no written responses regarding this request.



ZONING MAP
Council District: 1
0 200 400
Feet

Zoning Case 2025-33

B-5 TO R-3F

Subject Property Legal Description: STRINGER ADDITION, BLOCK 001, LOT 0010 AND 0011. ACRES 0.230

Staff Recommendation

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

Commission Recommendation

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- At their regular meeting on October 13, 2025, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 5 to 0.