



CASE #Z25-27: “B-5” TO “R-1”

PH-25-061

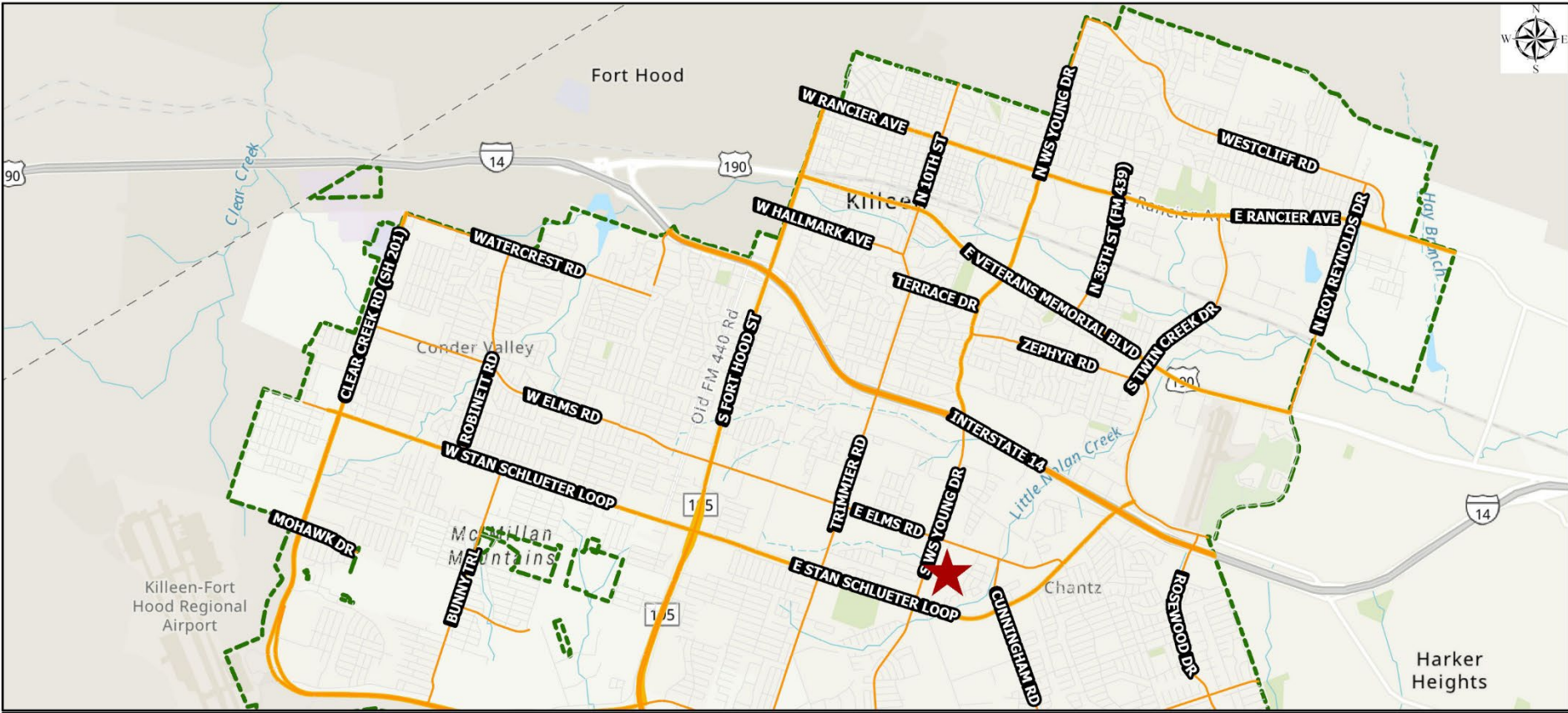
October 21, 2025

Case #Z25-27: “B-5” to “R-1”

- Hold a public hearing and consider a request submitted by Central Texas Land Development Services on behalf of Linda L. Cosper (**Case# Z25-27**) to rezone approximately 0.23 acres out of the E. Lasere Survey, Abstract No. 528 (also known as Lots 6-8 and part of Lot 5 out of the Llewelyn Estates #3 unrecorded subdivision) from “B-5” (Business District) to “R-1” (Single-Family Residential District). The subject property is locally addressed as 4100 South WS Young Drive, Killeen, Texas.

Case #Z25-27: “B-5” to “R-1”

- The subject property is located within the ‘Intended Growth’ area on the Growth Sector Map and designated as ‘Neighborhood Commercial’ on the Future Land Use Map (FLUM) of the 2022 Comprehensive Plan.



LOCATION MAP

Council District: 2

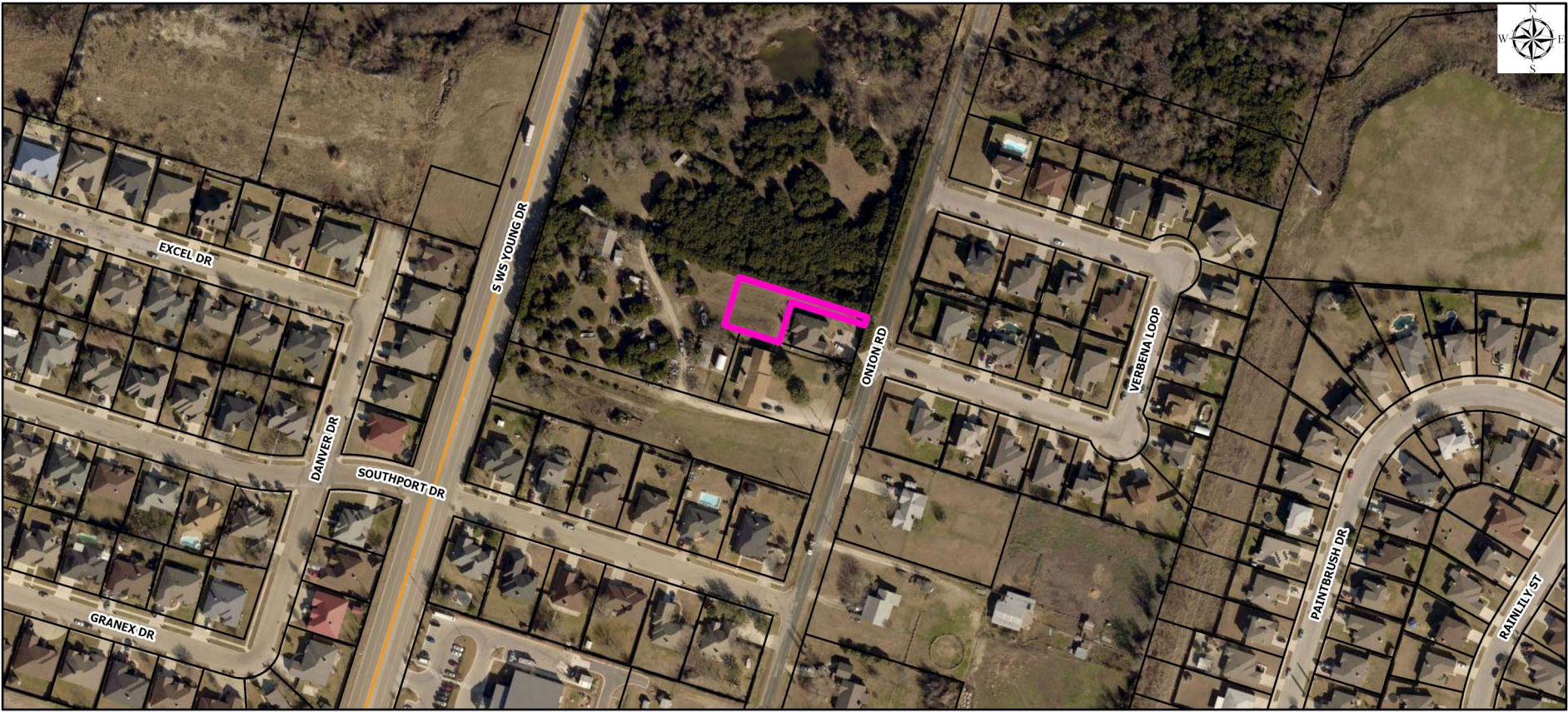


Subject Property Legal Description: PART OF A0528BC E LASERE, AKA LT 6-7, PT 5, 8, LLEWELYN EST 3, ACRES 0.23

Zoning Case 2025-27
B-5 TO R-1

Legend

- Major Roads
- City Limit
- Zoning Case Location



AERIAL MAP

Council District: 2



Zoning Case 2025-27

B-5 TO R-1

Legend

 Zoning Case

Subject Property Legal Description: PART OF A0528BC E LASERE, AKA LT 6-7, PT 5, 8, LLEWELYN EST 3, ACRES 0.23

Case #Z25-27: “B-5” to “R-1”

- The subject property is currently in the process of being replatted in order to enlarge the existing single-family lot at 4203 Onion Road.
- The intent of this request is to rezone the rear portion of the replatted lot to conform with the single-family residential use of the property.

Case #Z25-27: “B-5” to “R-1”

7

View of the subject property located at 4203 Onion Road.



Case #Z25-27: “B-5” to “R-1”

8

View from the subject property facing north on Onion Road



Case #Z25-27: “B-5” to “R-1”

9

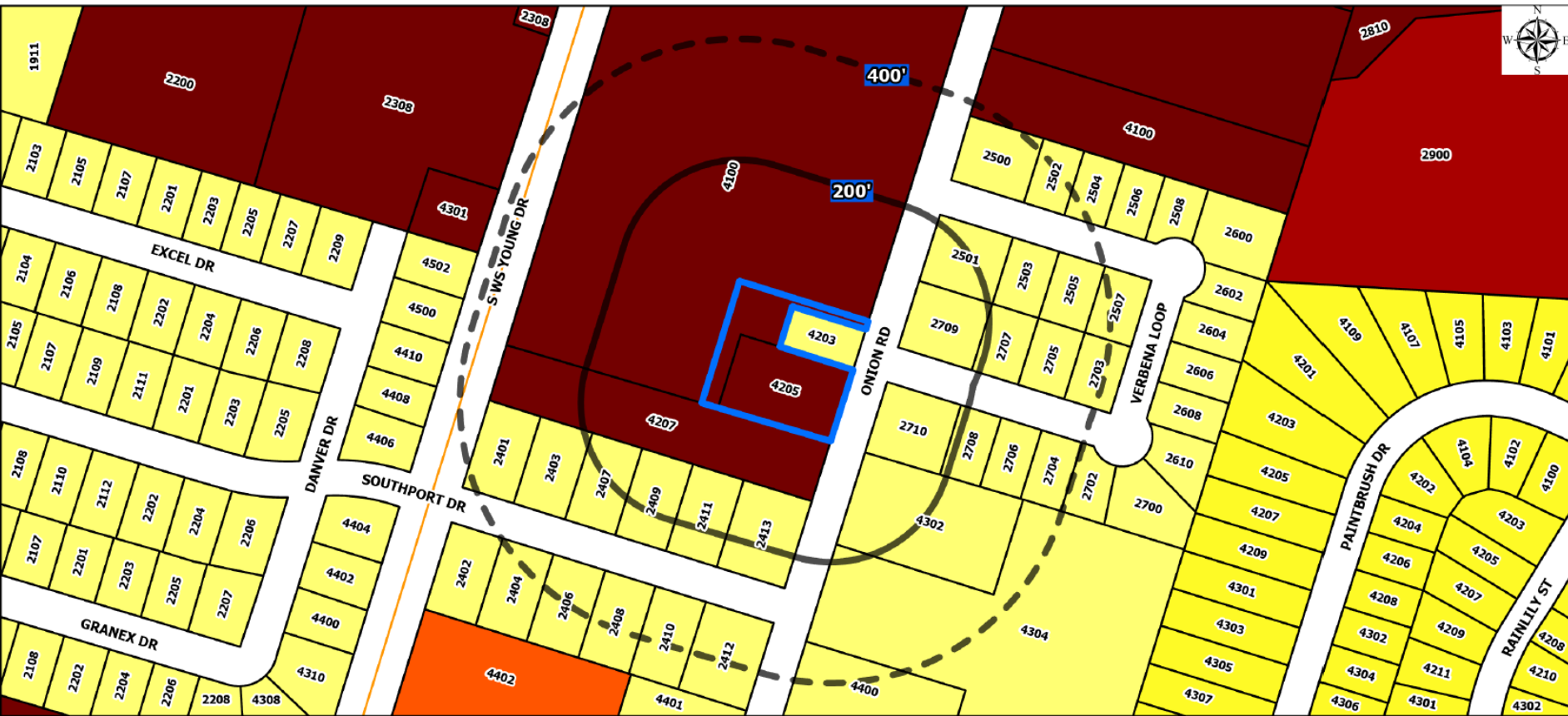
View from the subject property facing south on Onion Road



Public Notification

10

- Staff notified the owners of thirty-four (34) surrounding properties regarding this request.
- To date, staff has received no written responses regarding this request.



NOTIFICATION MAP

Council District: 2

0 200 400 Feet

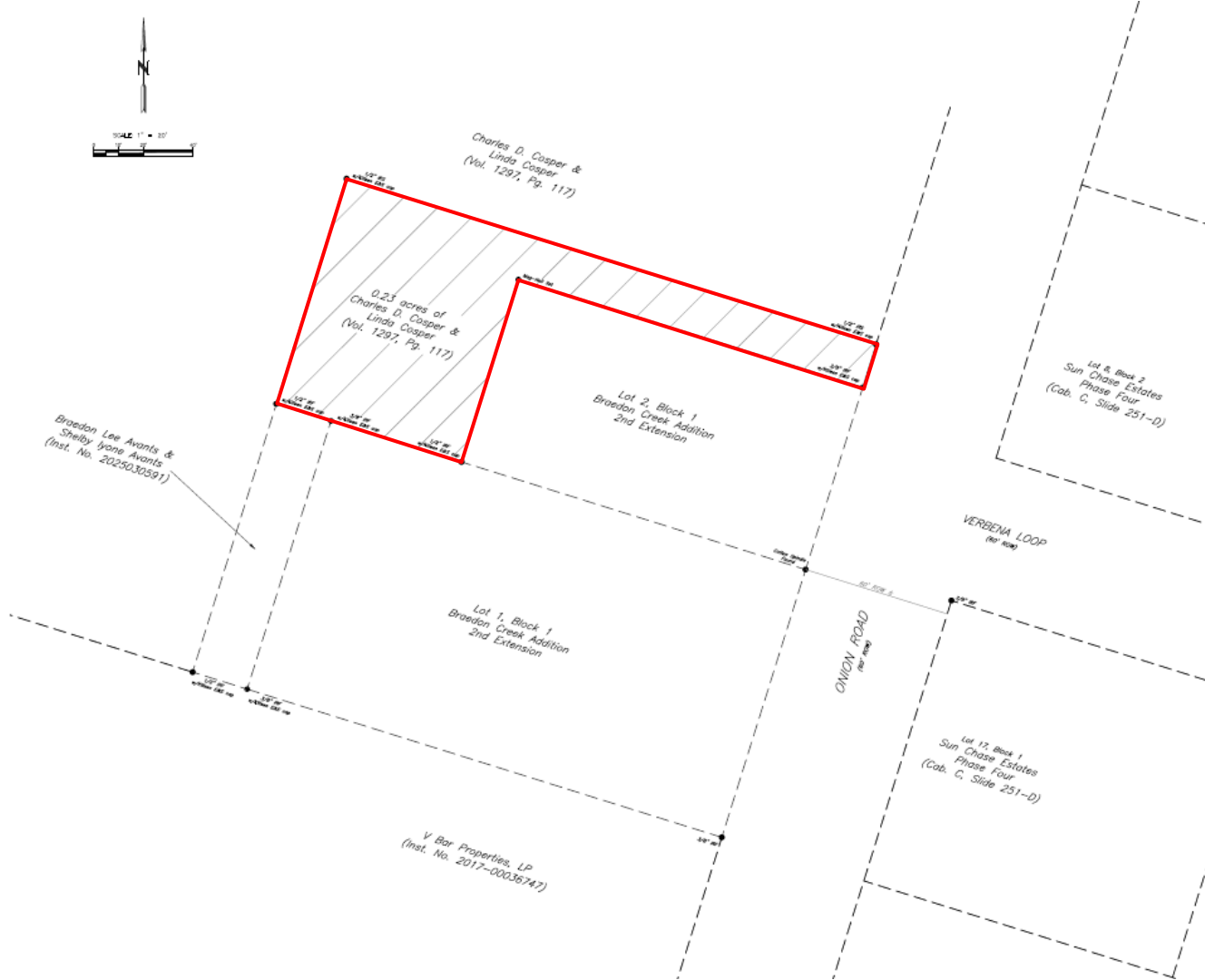
Zoning Case 2025-27

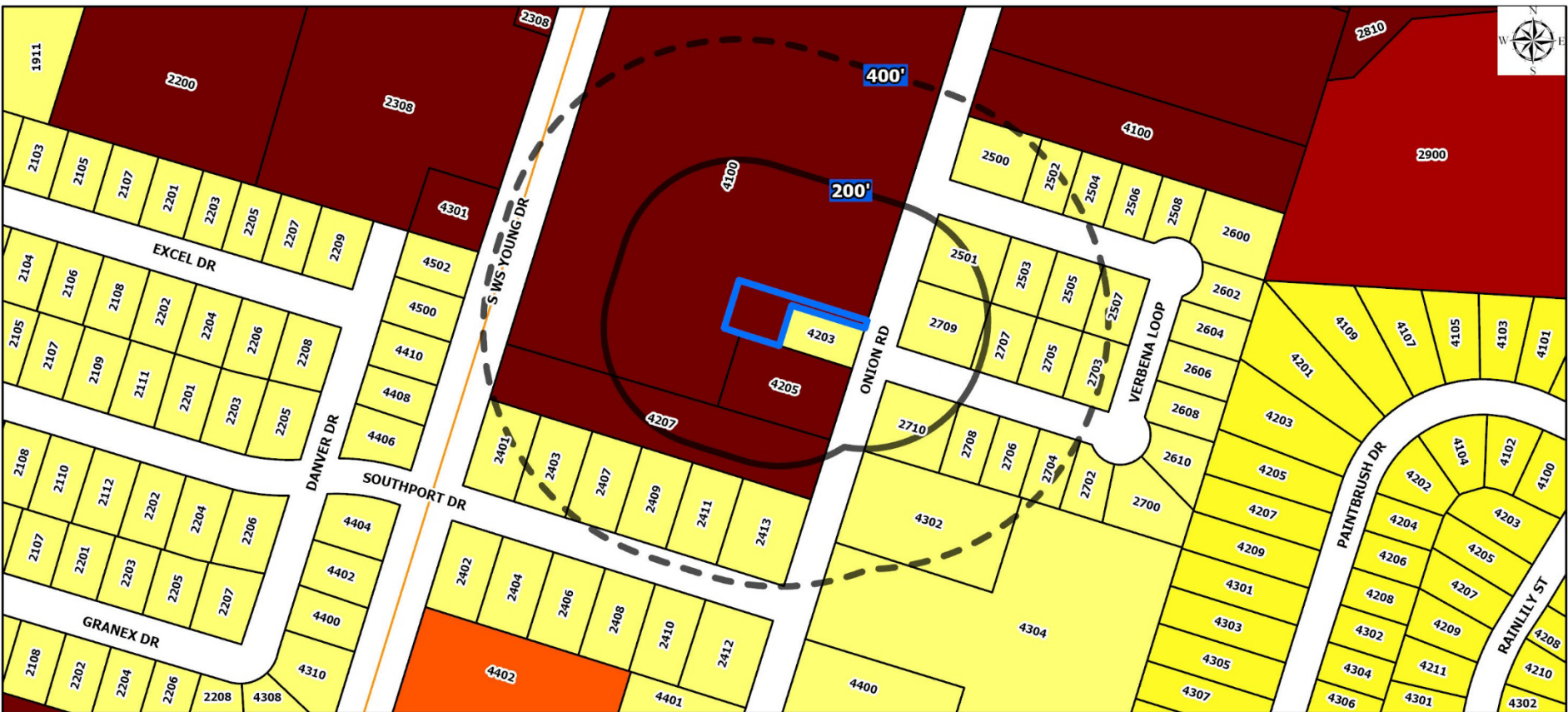
B-5 TO R-1

PART OF A0528BC E LASERE, AKA LT 6-7, PT 5, 8, LLEWELYN EST 3, ACRES 0.23 AND
Subject Property Legal Description: BRAEDON CREEK ADDITION SECOND EXTENSION, BLOCK 001, LOT 0001, ACRES 0.58, TOTAL ACRES 0.81

Legend

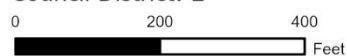
Current Zoning	B-5	R-1
	B-4	R1-A
	B-DC	
	Zoning Case	





NOTIFICATION MAP

Council District: 2



Zoning Case 2025-27 B-5 TO R-1

Legend	Current Zoning	B-5	R-1
		B-4	R1-A
		B-DC	
		Zoning Case	

Subject Property Legal Description: PART OF A0528BC E LASERE, AKA LT 6-7, PT 5, 8, LLEWELYN EST 3, ACRES 0.23

Staff Recommendation

14

- Staff recommends approval of the applicant's amended request to rezone the subject property from "B-5" (Business District) to "R-1" (Single-Family Residential District).

Commission Recommendation

15

- At their regular meeting on September 8, 2025, the Planning and Zoning Commission recommended approval of the applicant's amended request by a vote of 5 to 0.