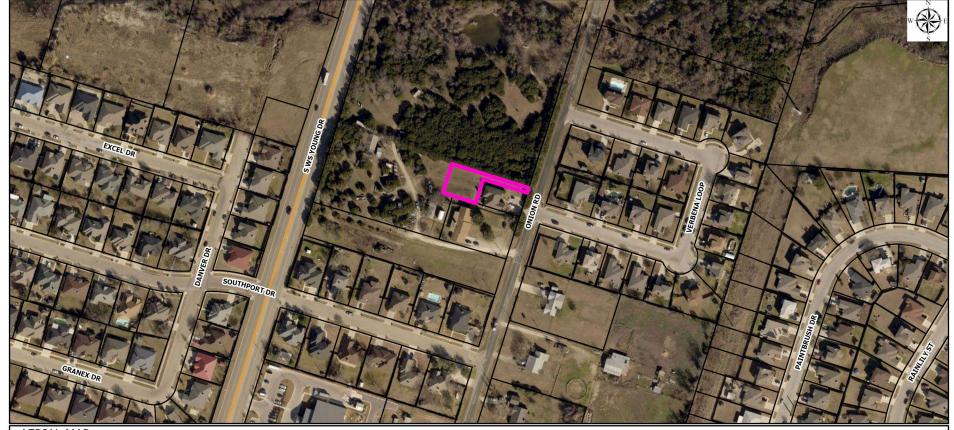
CASE #Z25-27: "B-5" TO "R-1"

October 21, 2025

 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.

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.





AERIAL MAP

Council District: 2

0 200 400

Feet

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

Legend



Zoning Case

- 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.

View of the subject property located at 4203 Onion Road.



View from the subject property facing north on Onion Road



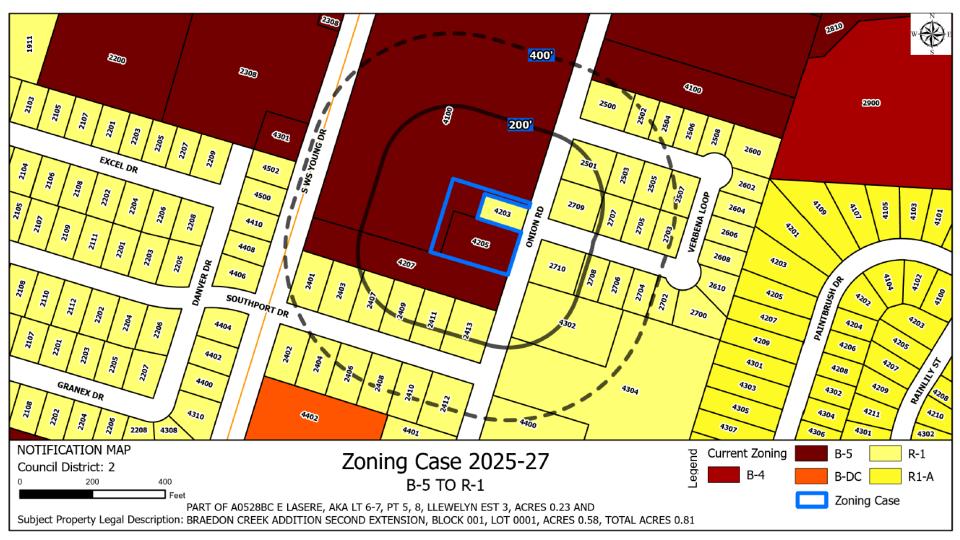
View from the subject property facing south on Onion Road

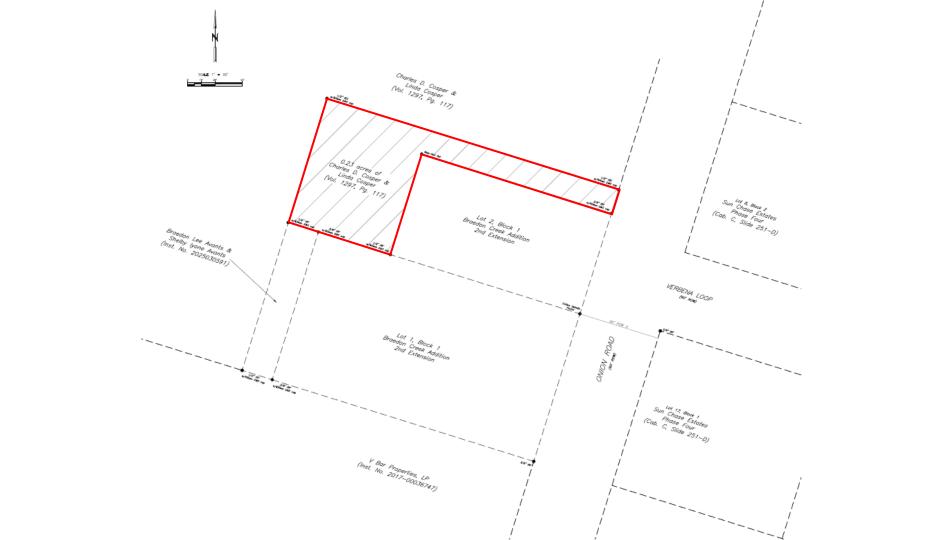


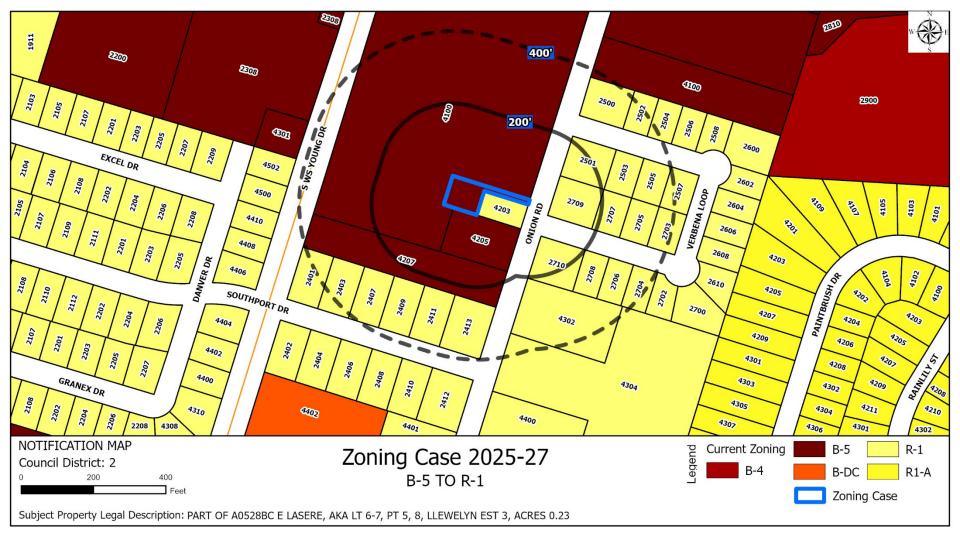
Public Notification

□ Staff notified the owners of thirty-four (34) surrounding properties regarding this request.

 To date, staff has received no written responses regarding this request.







Staff Recommendation

□ 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

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.