



**CASE #Z25-23:  
“R-2” TO “SF-2”**

**PH-25-048**

**August 19, 2025**

# Case #Z25-23: “R-2” to “SF-2”

- Hold a public hearing and consider a request submitted by Mitchell & Associates, Inc. on behalf of Killeen Summit Builders, LLC and Herring & Co Builders, LLC (**Case# Z25-23**) to rezone approximately 6.7 acres, being Lots 14-23, Block 7; and Lots 13-30, Block 8 out of the Morris Subdivision, Phase Two from “R-2” (Two-Family Residential District) to “SF-2” (Single-Family Residential District).

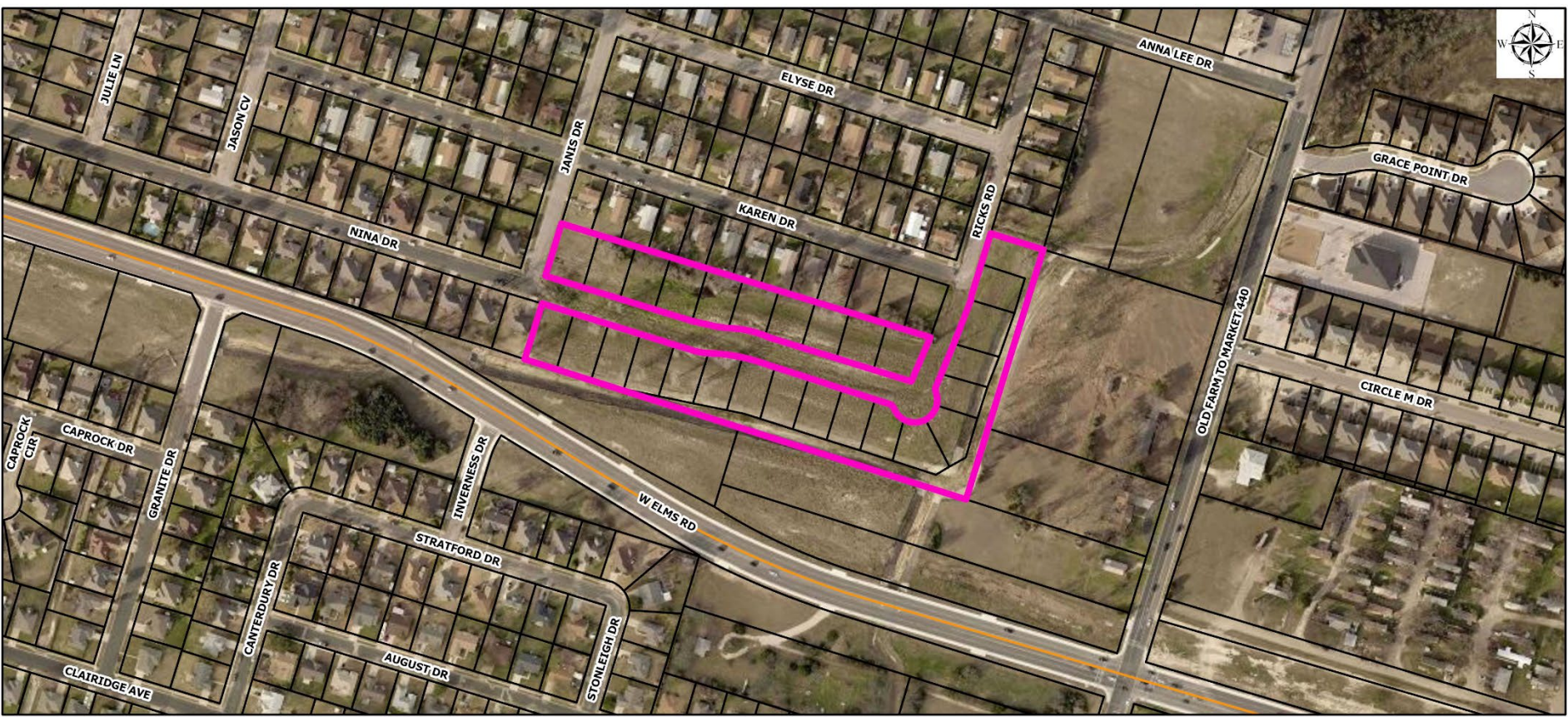
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- The subject properties are locally addressed as 1101-1108, 1110, 1201-1206, and 1301-1306 Nina Drive; and 3204, 3206, 3208, 3210, 3212, 3214, and 3216 Ricks Road, Killeen, Texas.
- Mitchell & Associates, on behalf of Killeen Summit Builders, LLC and Herring & Co Builders, LLC, has submitted a request to rezone twenty-eight (28) existing lots from “R-2” (Two-Family Residential District) to “SF-2” (Single-Family Residential District).

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- ❑ If approved, the applicant intends to develop the property into single family homes having a minimum lot width of fifty (50) feet.
- ❑ The subject properties are located within the ‘Neighborhood Infill’ (NI) area on the Growth Sector Map and designated ‘Residential Mix’ (RM) on the Future Land Use Map (FLUM) of the Killeen 2040 Comprehensive Plan.





AERIAL MAP  
Council District: 3  
0 200 400  
Feet

# Zoning Case 2025-23

R-2 TO SF-2

Legend  
 Zoning Case

Subject Property Legal Description: MORRIS SUBDIVISION PHASE TWO, BLOCK 7, LOTS 14-23 & BLOCK 8 , LOTS 13-30. TOTAL ACRES 6.7

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View of the subject property from Janis Drive facing east:



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View from the subject property facing west across Janis Drive:



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View from the subject property facing north on Janis Drive:



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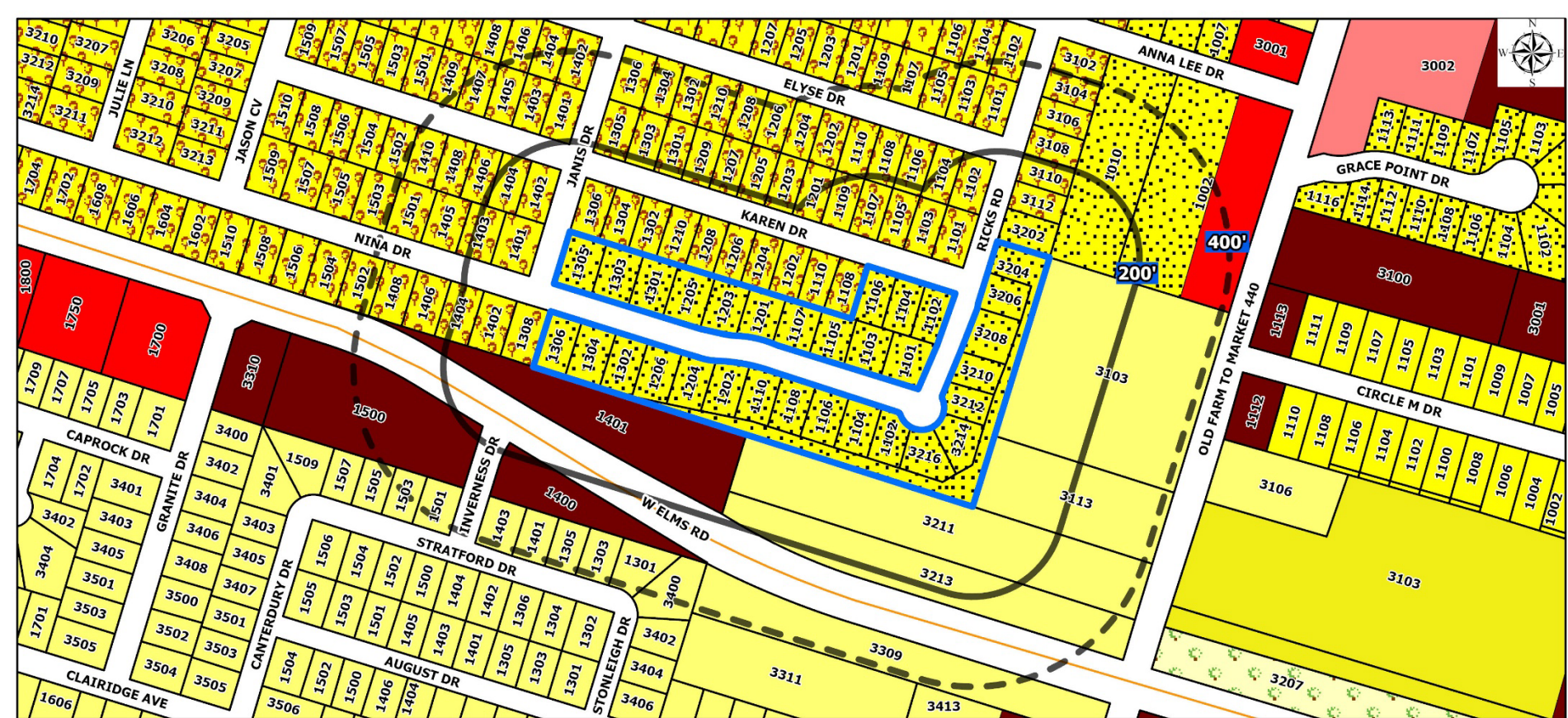
View from the subject property facing south on Janis Drive:



# Public Notification

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- Staff notified the owners of ninety-five (95) surrounding properties regarding this request.
- To date, staff has received two (2) written responses in support of this request.



### Legend

#### Zoning Case

Subject Property Legal Description: MORRIS SUBDIVISION PHASE TWO, BLOCK 7, LOTS 11-23 & BLOCK 8 , LOTS 13-30. TOTAL ACRES 8.8

# Staff Findings

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- Staff finds that the applicant's request to rezone the property from "R-2" to "SF-2" aligns with the Residential Mix designation outlined in the Killeen 2040 Comprehensive Plan.
- Staff is of the determination that the proposed zoning is compatible with surrounding land uses.

# Staff Recommendation

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- Therefore, staff recommends approval of the applicant's request to rezone the subject property from "R-2" (Two-Family Residential District) to "SF-2" (Single-Family Residential District) as presented.

# Commission Recommendation

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- At their regular meeting on April 14, 2025, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.