



CASE #Z25-39: “R-1” TO “SF-2”

PH-26-004

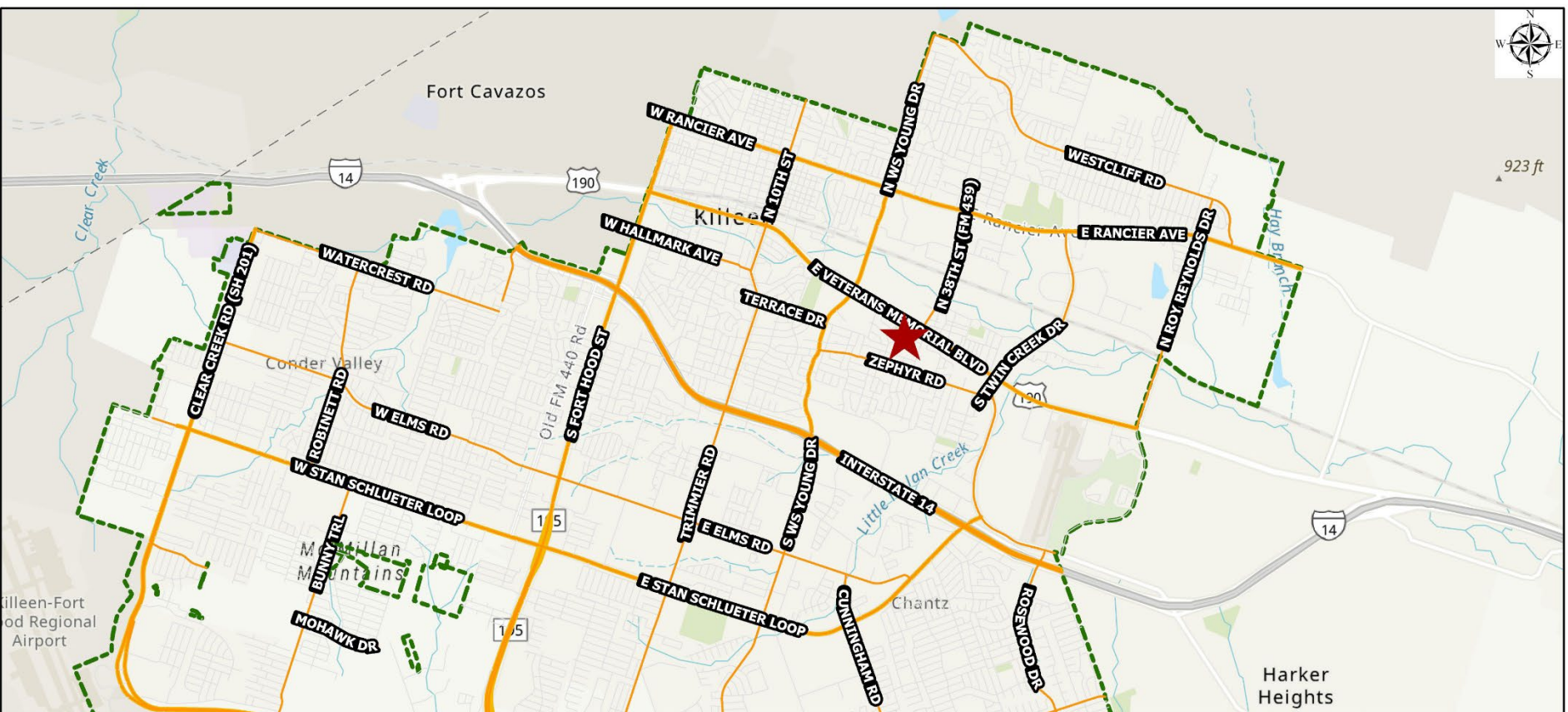
January 20, 2026

# Case #Z25-39: “R-1” to “SF-2”

- Hold a public hearing and consider a request submitted by Mitchell & Associates, Inc. on behalf of The Tietze Family Revocable Trust (Case# Z25-39) to rezone approximately 0.14 acres, being part of Lot 8, Block 8, Marlboro Heights Revised from “R-1” (Single-Family Residential District) to “SF-2” (Single-Family Residential District).
- The subject property is locally addressed as 802 Highland Avenue, Killeen, Texas.

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- The applicant is requesting to rezone the property at 802 Highland Avenue from “R-1” to “SF-2”. If approved, the applicant intends to construct a single-family home on the property.
- The current lot is approximately 50 ft. wide and therefore does not meet the minimum lot width for “R-1”, but it does conform to the “SF-2” standards.



**LOCATION MAP**

Council District: 2

0 1 2 Miles

# Zoning Case 2025-15

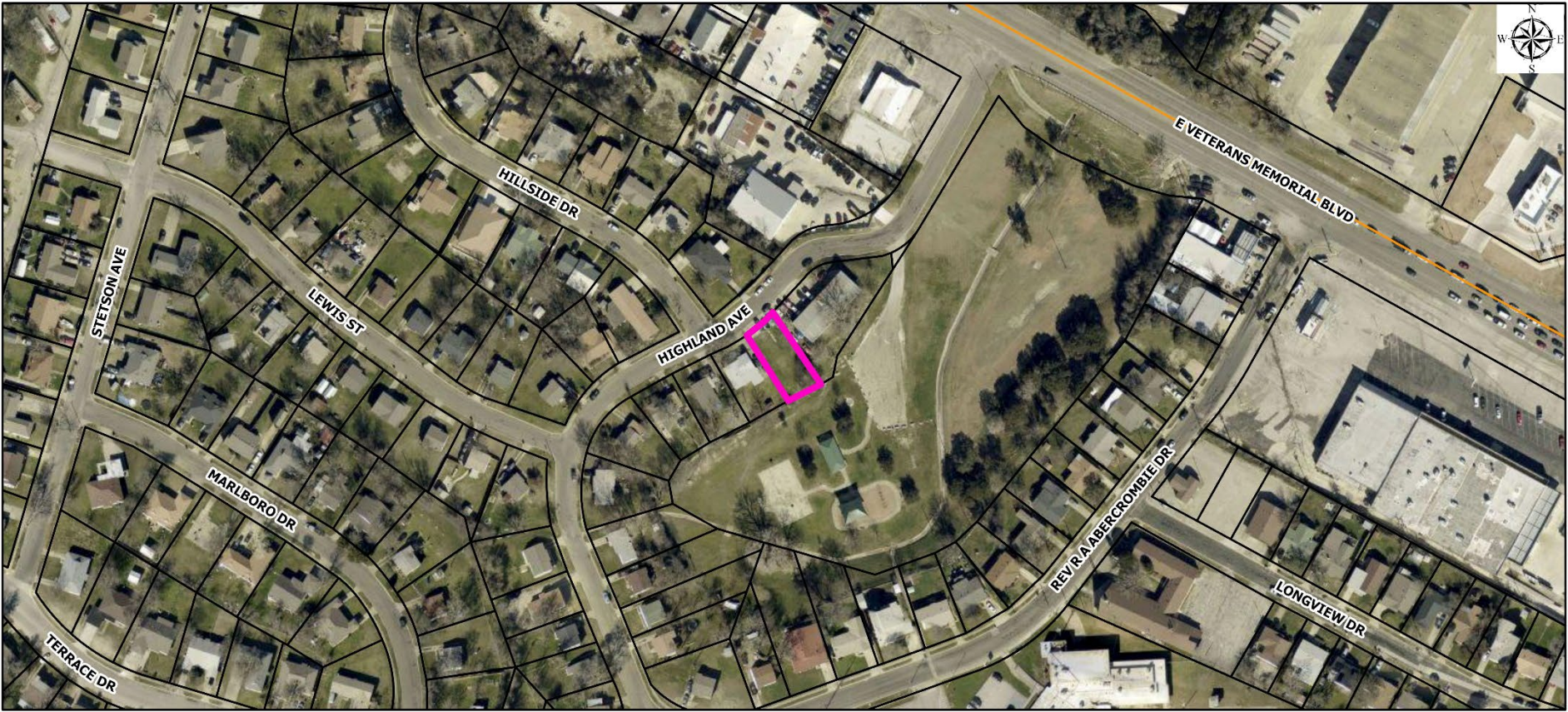
## R-1 TO B-3

**Legend**

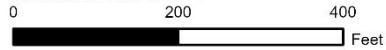
- Major Roads
- City Limit
- Zoning Case Location

Subject Property Legal Description: MARLBORO HEIGHTS REVISED (LTS 1-24 BLK 12, LTS 4-12 BLK 11), BLOCK 012, LOTS 0023 - 0025. TOTAL ACRES 0.52





AERIAL MAP  
Council District: 2



# Zoning Case 2025-39

R-1 TO SF-2

Legend  
 Zoning Case

Subject Property Legal Description: MARLBORO HEIGHTS REVISED, BLOCK 008, LOT PT 8, (50.73' X 128.24' X 50' X 116.40'), ACRES .14 Tract or Lot: PT 8



# Case #Z25-39: “R-1” to “SF-2”

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View of the subject property from Highland Avenue facing southeast.





# Case #Z25-39: “R-1” to “SF-2”

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View from the subject property facing southwest on Highland Avenue.





# Case #Z25-39: “R-1” to “SF-2”

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View from the subject property facing northeast on Highland Drive:





# Case #Z25-39: “R-1” to “SF-2”

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View from the subject property facing northwest across Highland Avenue:



# Case #Z25-39: “R-1” to “SF-2”

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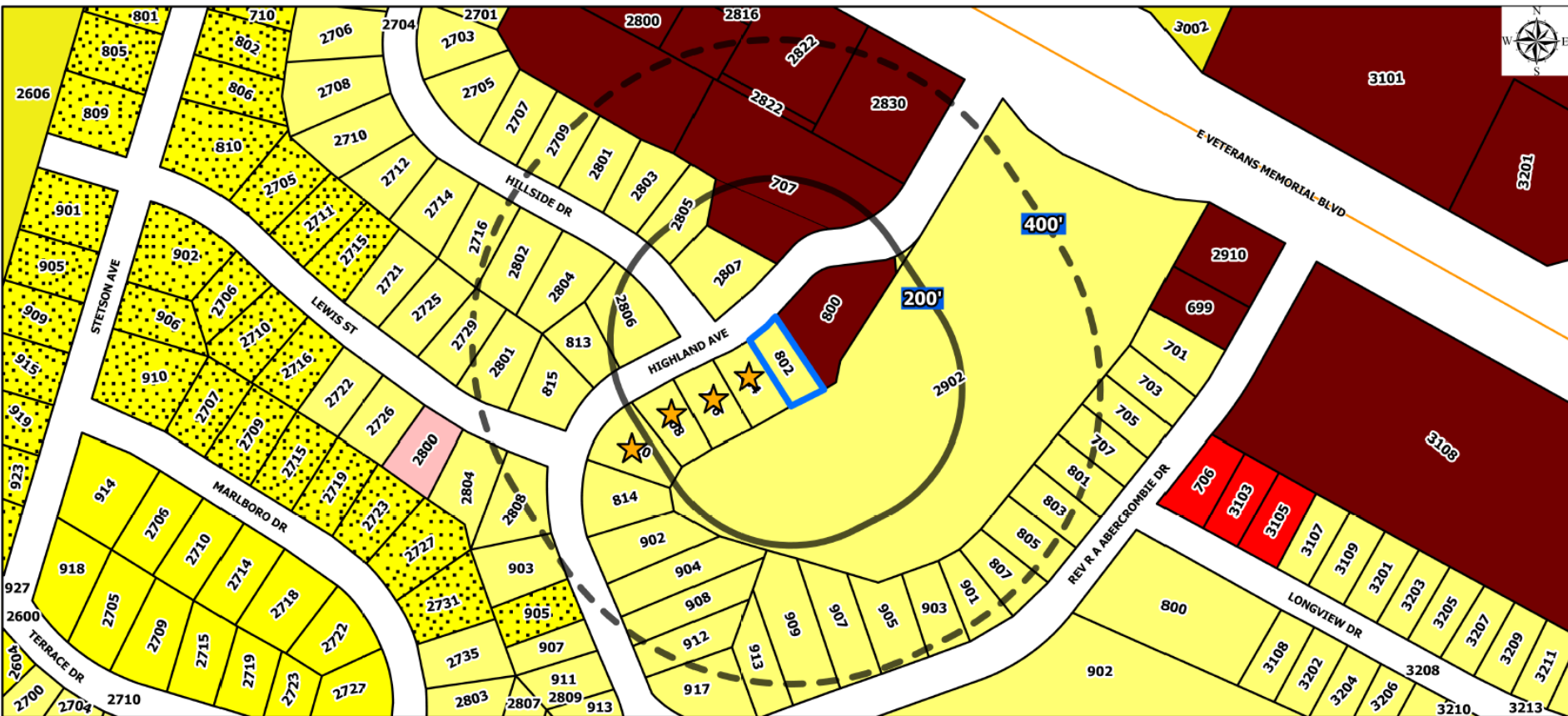
- The subject property is located within the ‘Neighborhood Infill’ (NI) area on the Growth Sector Map and is designated ‘Neighborhood Infill’ (NI) on the Future Land Use Map (FLUM) of the Killeen 2040 Comprehensive Plan.



# Public Notification

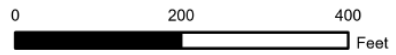
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- Staff notified the owners of forty-seven (47) surrounding properties regarding this request.
- To date, staff has received two (2) written responses in opposition to this request, including one from the owner of three (3) properties within the notification boundary.



RESPONSE MAP

Council District: 2



Subject Property Legal Description: MARLBORO HEIGHTS REVISED, BLOCK 008, LOT PT 8, (50.73' X 128.24' X 50' X 116.40'), ACRES .14 Tract or Lot: PT 8

Zoning Case 2025-39  
R-1 TO SF-2

Legend

- |  |     |  |     |  |         |  |             |
|--|-----|--|-----|--|---------|--|-------------|
|  | B-1 |  | B-5 |  | R-2     |  | R-MP        |
|  | B-3 |  | R-1 |  | R-3     |  | Zoning Case |
|  |     |  |     |  | Opposed |  |             |



# Staff Recommendation

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- Staff finds that the applicant's request is consistent with the recommendations of the Killeen 2040 Comprehensive Plan.
- Therefore, staff recommends approval of the applicant's request to rezone the subject property from "R-1" (Single-Family Residential District) to "SF-2" (Single-Family Residential District) as presented.

# Commission Recommendation

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- At their regular meeting on December 8, 2025, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 4 to 0.