



CASE #Z25-16:
“B-1” TO “R-3F”

PH-25-035

July 15, 2025

Case #Z25-16: “B-1” to “R-3F”

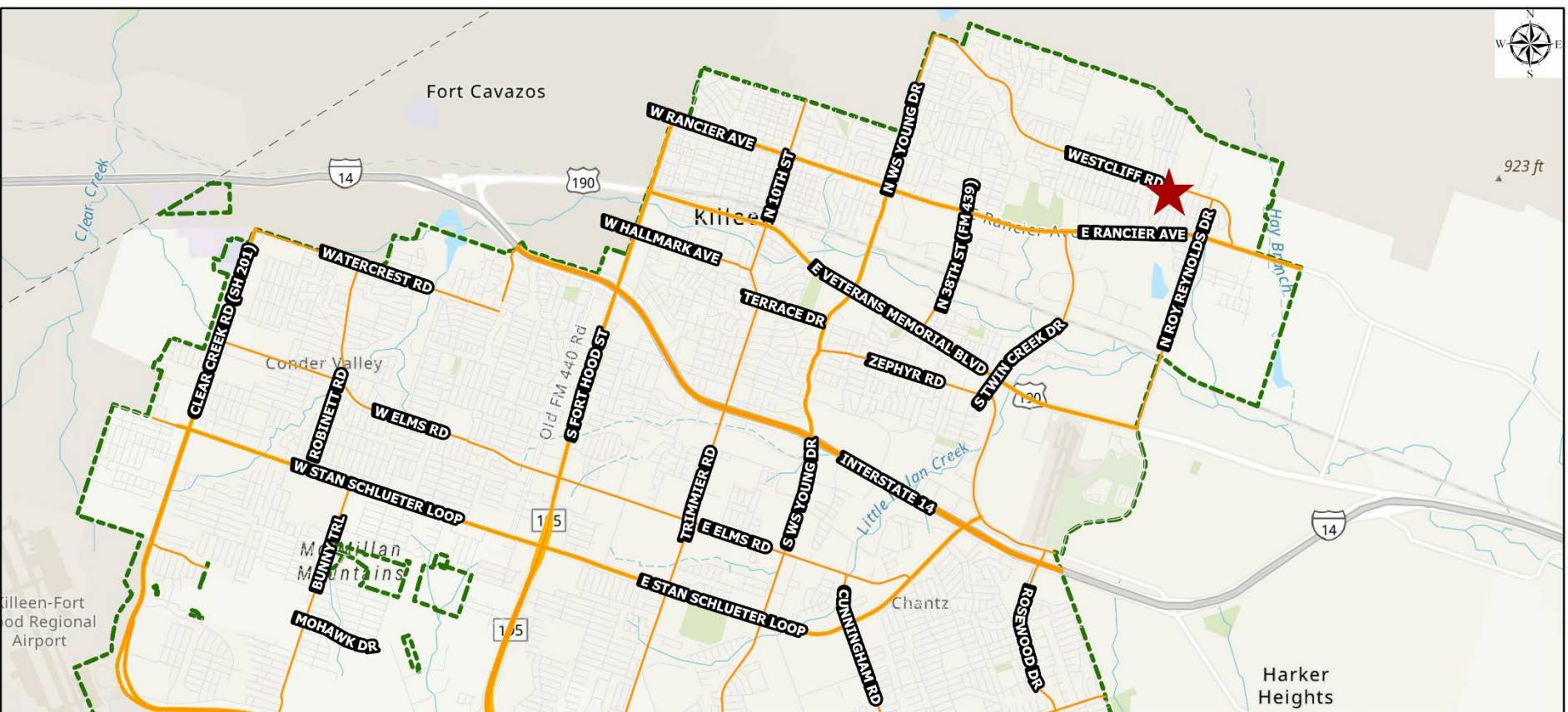
- Hold a public hearing and consider a request submitted by Jason Jinks on behalf of Alejandro Gabriel Llorente Alvarado (**Case# Z25-16**) to rezone approximately 0.21 acres, being Lot, 1, Block 13 out of the Evening Hollow 3rd Extension Replat, from “B-1” (Professional Business District) to “R-3F” (Multifamily Residential District).
- The subject property is locally addressed as 2018 Cedarhill Drive, Killeen, Texas.

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- Alejandro Alvarado has submitted a request to change the zoning designation of 2018 Cedarhill Drive from “B-1” (Professional Business District) to “R-3F” (Multifamily Residential District).
- The purpose of the request is to align the zoning with the current and intended use of the property as a residential fourplex.

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- In 2019 (Case No. 19-20), the subject property was rezoned from “R-3” (Multifamily Residential District) to “B-1” (Professional Business District) via Ordinance No. 19-011. At that time, the property owner’s intent was to convert to the property to office use.
- In 2020, the property was purchased by the applicant, and the intent is now for it to remain residential.



LOCATION MAP

Council District: 1



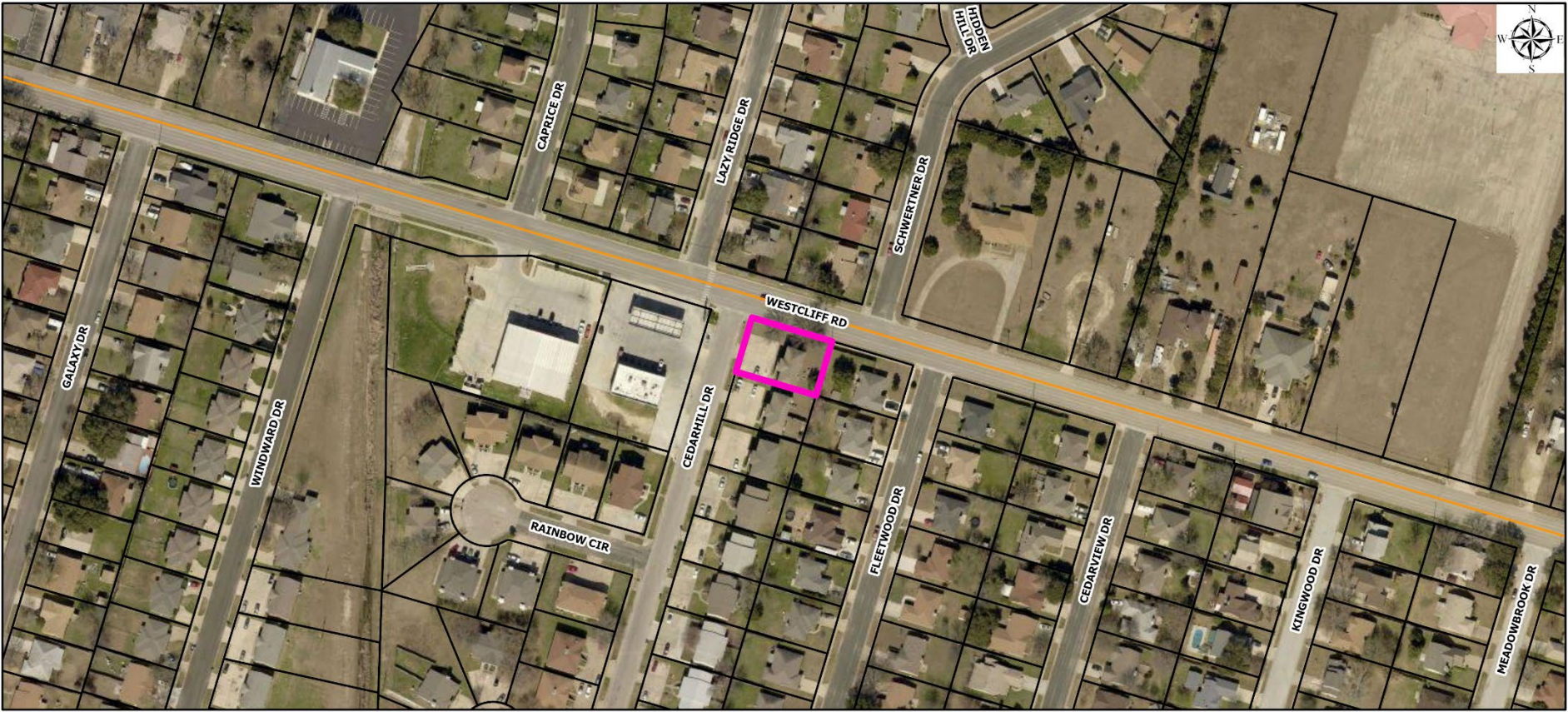
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B-1 TO R-3F

Subject Property Legal Description: EVENING HOLLOW 3RD EXTENSION REPLAT (LT 1 BLK 13), BLOCK 013, LOT 0001. ACRES 0.21

Legend

-  Major Roads
  City Limit
-  Zoning Case Location



AERIAL MAP

Council District: 1

0 200 400 Feet

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Legend

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View of the subject property from Cedarhill Drive facing east.



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View of the surrounding properties on Cedarhill Drive facing south.



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View of the property located across the street from the subject property.



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View facing north across Westcliff Road from the subject property.



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- The subject property is located within the ‘Neighborhood Infill’ sector on the Growth Sector Map and designated ‘Residential Mix’ on the Future Land Use Map (FLUM) of the 2022 Comprehensive Plan.

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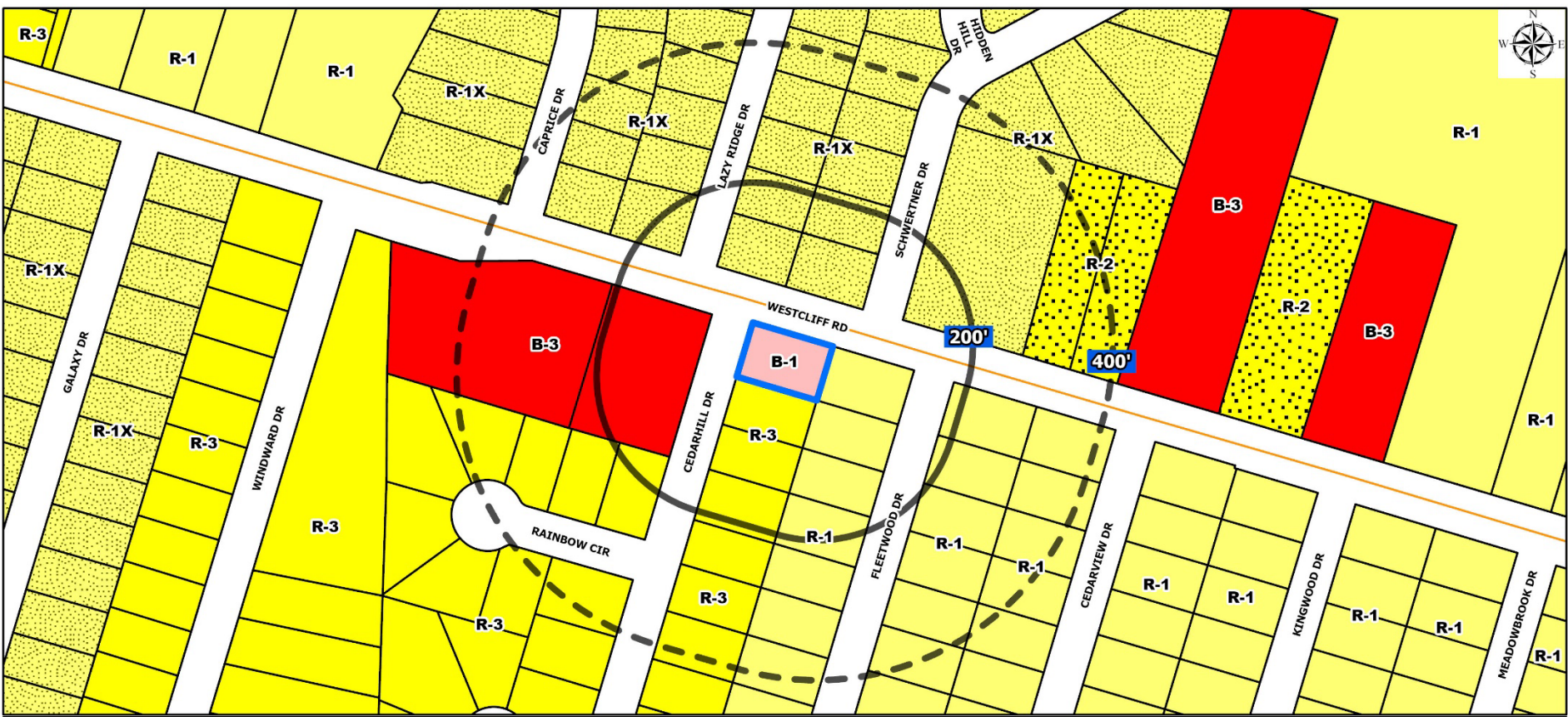
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- The property is located in Zone X and is outside the 0.2% Annual Change Flood Hazard and the property is not impacted by any wetlands or riverine areas.

Public Notification

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



ZONING MAP
Council District: 1

Zoning Case 2025-16

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Staff Recommendation

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- Staff finds that the applicant's request is consistent with the surrounding area and with the recommendations outlined in the Killeen 2040 Comprehensive Plan.
- Therefore, staff recommends approval of the request to rezone the properties from "B-1" (Professional Business District) to "R-3F" (Multifamily Residential District).

Commission Recommendation

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- At their regular meeting on June 9, 2025, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.