

A stylized logo consisting of several grey geometric shapes: a large vertical rectangle on the left, a curved line arching from the bottom left towards the top right, and a five-pointed star at the end of the curve. The overall shape resembles a stylized letter 'A' or 'K'.

**CASE #Z26-04:
“B-3” TO “R-1”**

PH-26-013

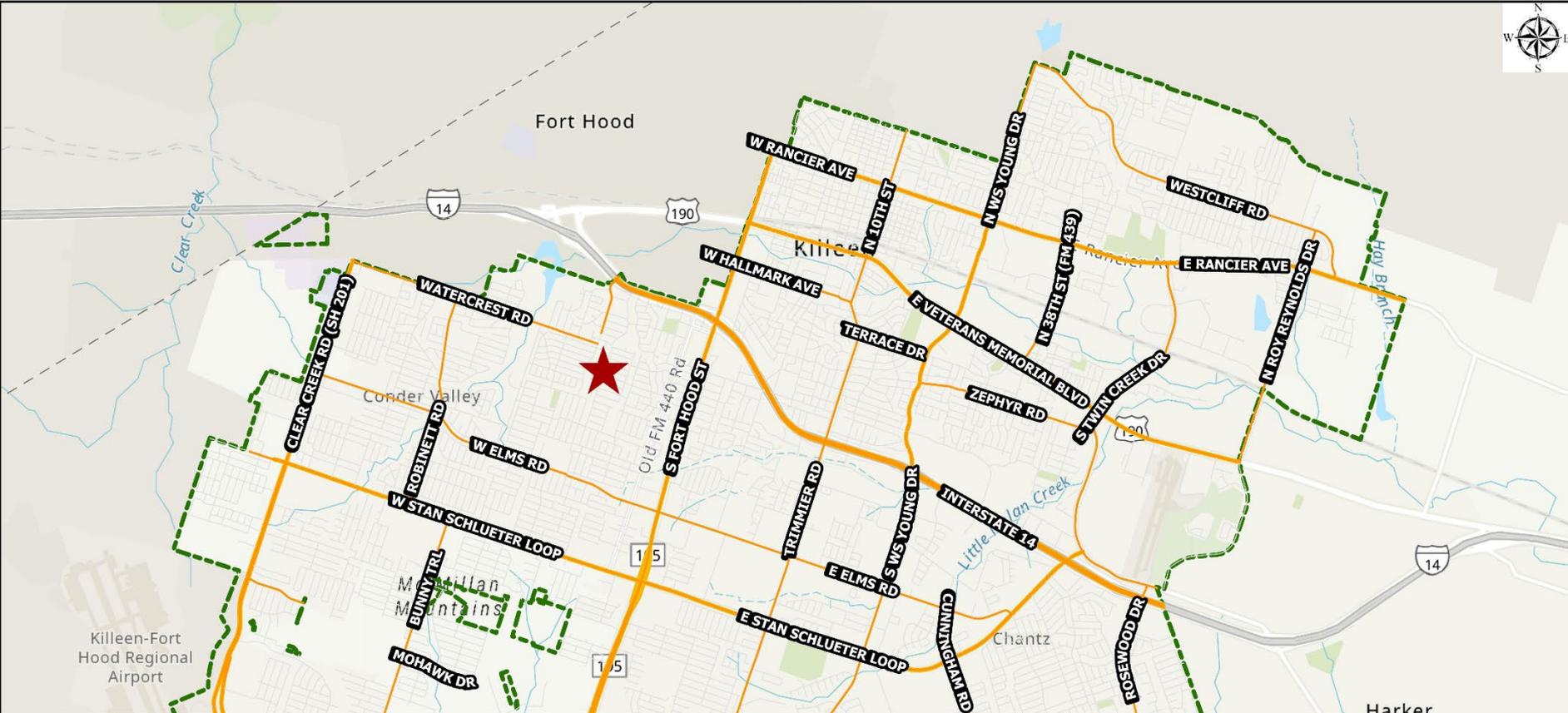
March 24, 2026

Case #Z26-04: “B-3” to “R-1”

- Hold a public hearing and consider a City-initiated request on behalf of six (6) property owners (**Case# Z26-04**) to rezone approximately 1.16 acres, being Lots 1-3, Block 4 out of the Western Hills 1st Phase Subdivision, and Lots 1-3, Block 20 out of the Western Hills 2nd Phase Subdivision from “B-3” (Local Business District) to “R-1” (Single-Family Residential District).
- The subject properties are locally addressed as 1801, 1803, 1805 Leader Drive; and 1802, 1804, 1806 Mona Drive, Killeen, Texas.

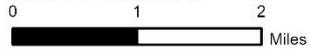
Case #Z26-04: “B-3” to “R-1”

- The six (6) existing single-family homes are considered legal non-conforming and therefore subject to Killeen Code of Ordinances Sec. 31-54(a)(g), which states that a nonconforming structure cannot be rebuilt in case of total destruction, or expanded.
- If approved, this request to rezone the properties will bring the current use of the properties into compliance with the zoning ordinance.



LOCATION MAP

Council District: 3



Subject Property Legal Description:

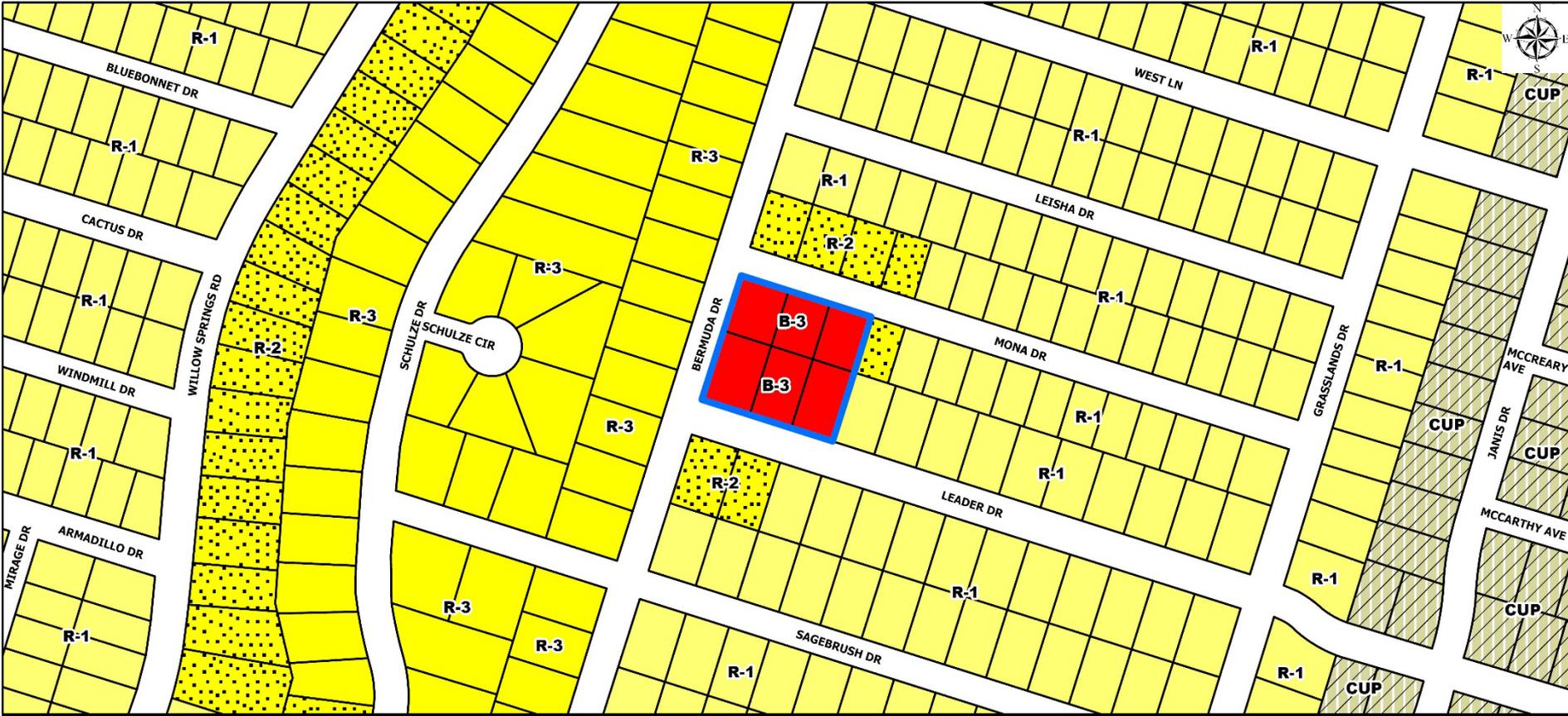
APPROXIMATELY 1.16 ACRES, BEING LOTS 1-3, BLOCK 4, OUT OF WESTERN HILLS 1ST PHASE SUBDIVISION AND LOTS 1-3, BLOCK 20, OUT OF WESTERN HILLS 2ND PHASE SUBDIVISION.

Zoning Case 2026-04

B-3 TO R-1

Legend

-  Major Roads
-  Zoning Case Location
-  City Limit



ZONING MAP

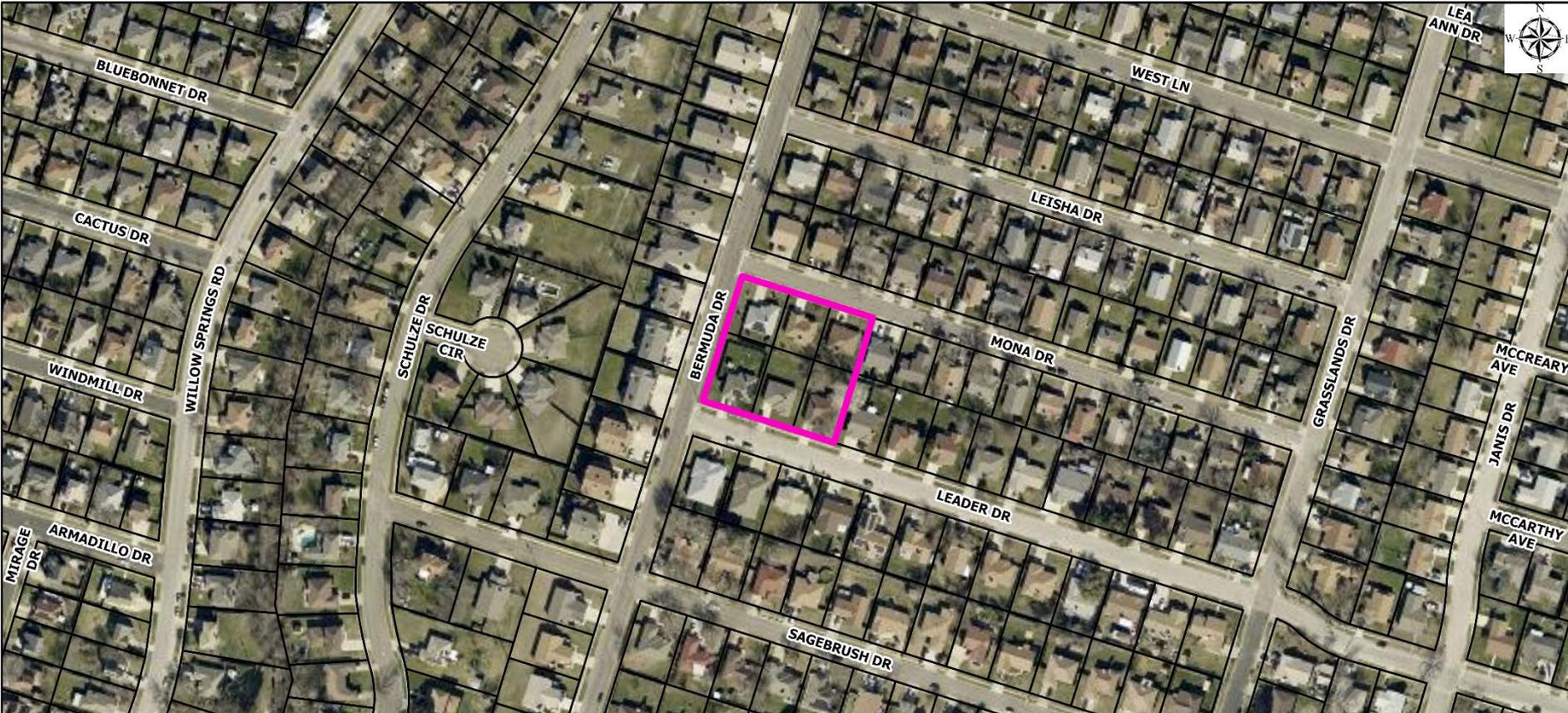
Council District: 3



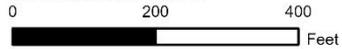
Zoning Case 2026-04

B-3 TO R-1

Subject Property Legal Description: APPROXIMATELY 1.16 ACRES, BEING LOTS 1-3, BLOCK 4, OUT OF WESTERN HILLS 1ST PHASE SUBDIVISION AND LOTS 1-3, BLOCK 20, OUT OF WESTERN HILLS 2ND PHASE SUBDIVISION.



AERIAL MAP
Council District: 3



Zoning Case 2026-04

B-3 TO R-1

Legend
 Zoning Case

Subject Property Legal Description: APPROXIMATELY 1.16 ACRES, BEING LOTS 1-3, BLOCK 4, OUT OF WESTERN HILLS 1ST PHASE SUBDIVISION AND LOTS 1-3, BLOCK 20, OUT OF WESTERN HILLS 2ND PHASE SUBDIVISION.

Case #Z26-04: “B-3” to “R-1”

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View facing the subject properties across Bermuda Drive:



Case #Z26-04: “B-3” to “R-1”

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View facing the subject properties on Mona Drive:



Case #Z26-04: “B-3” to “R-1”

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View across Mona Drive from subject properties:



Case #Z26-04: “B-3” to “R-1”

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View facing the subject properties on Leader Drive:



Case #Z26-04: “B-3” to “R-1”

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View across Leader Drive from subject properties:

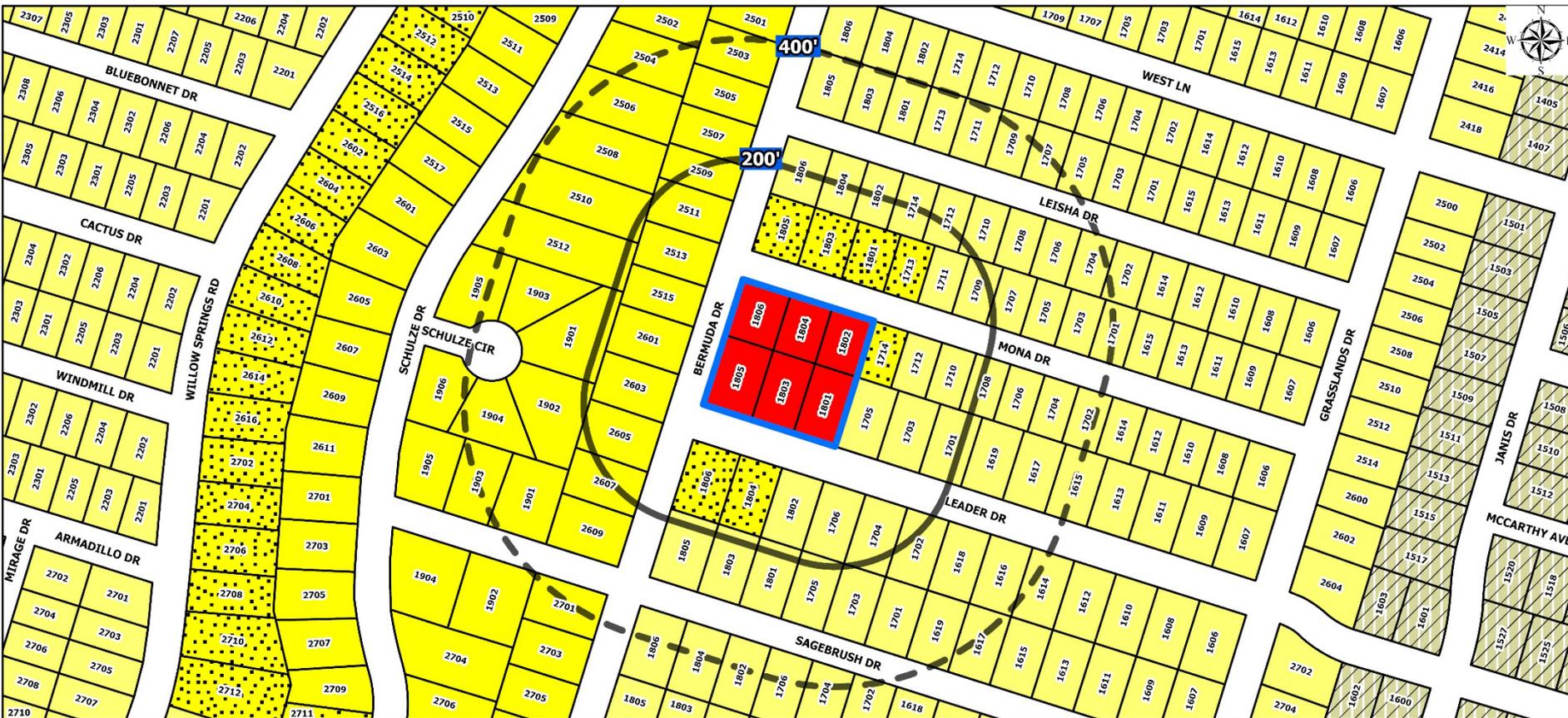


Comprehensive Plan Alignment

- The properties are located within the ‘Neighborhood Infill’ (NI) area on the Growth Sector Map and designated as ‘Residential Mix’ (RM) on the Future Land Use Map (FLUM) of the Killeen 2040 Comprehensive Plan.

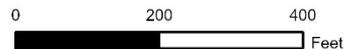
Public Notification

- All six (6) property owners were provided with a consent form to authorize the request.
- Staff notified property owners of ninety-three (93) surrounding properties regarding this request.
- Staff has received no written responses regarding this request.



NOTIFICATION MAP

Council District: 3



Zoning Case 2026-04

B-3 TO R-1

Subject Property Legal Description: APPROXIMATELY 1.16 ACRES, BEING LOTS 1-3, BLOCK 4, OUT OF WESTERN HILLS 1ST PHASE SUBDIVISION AND LOTS 1-3, BLOCK 20, OUT OF WESTERN HILLS 2ND PHASE SUBDIVISION.

Legend

	B-3		R-1		R-3
	CUP		R-2		City Limit
	Zoning Case				

Staff Recommendation

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- Staff recommends approval of this City-initiated request to rezone the subject property from “B-3” (Local Business District) to “R-1” (Single-Family Residential District).

Commission Recommendation

- At their regular meeting on February 9, 2026, the Planning and Zoning Commission recommended approval of the request by a vote of 4 to 0.