



CASE #Z25-08: “B-5” TO “R-1”

PH-25-021

May 6, 2025

Case #Z25-08: “B-5” to “R-1”

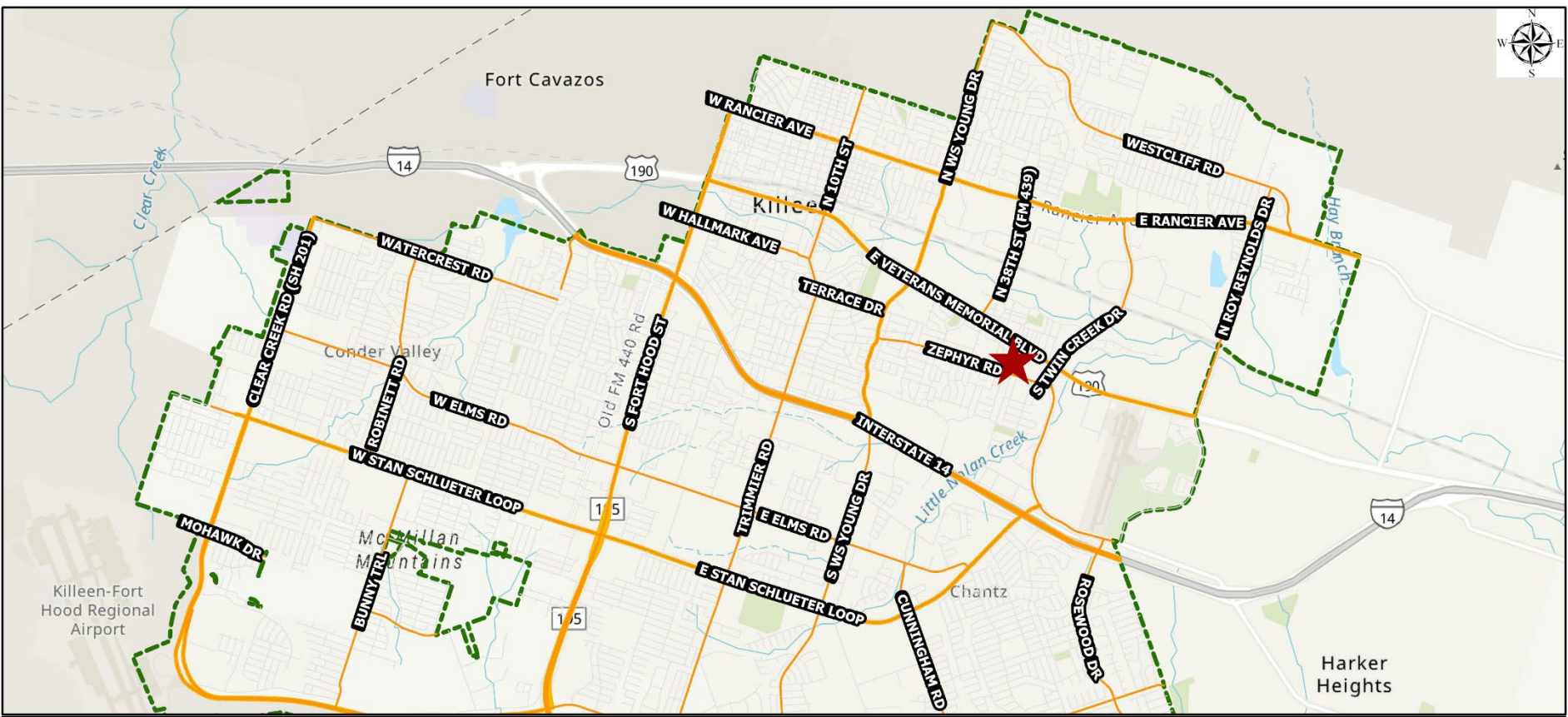
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- Hold a public hearing and consider a City-initiated request (**Case #Z25-08**) to rezone ten (10) properties, being part of Lot 48 and all of Lots 49-51, Block 3 out of the Freedom Valley Addition; and Lots 6-11, Block 4 out of the Freedom Valley Replat from “B-5” (Business District) to “R-1” (Single-Family Residential District).
- The subject properties are locally addressed as 1102, 1104, 1106, 1216, 1218, 1220, 1231, 1233, 1235, and 1237 Liberty Bell Loop, Killeen, Texas.

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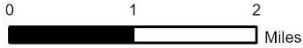
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- This is a City-initiated request to rezone ten (10) properties from “B-5” (Business District) to “R-1” (Single-Family Residential District).
- The purpose of this request is to change the zoning of these properties to make it consistent with the current residential land use.
- If approved, this City-initiated request will bring the residential use of the properties into compliance with the zoning ordinance.



LOCATION MAP

Council District: 2



Subject Property Legal Description: Freedom Valley Replat, Block 4, Lots 6 - 11; Freedom Valley, Block 3, Lots 49-51 and part of lot 48, Total Acres 2.4

Zoning Case 2025-08
B-5 TO R-1

Legend

— Major Roads

--- City Limits

★ Zoning Case Location



AERIAL MAP
Council District: 2
0 200 400
Feet

Zoning Case 2025-08
B-5 TO R-1

Legend
 Citylimits

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View of the subject properties looking north on Liberty Bell Loop:



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View facing the subject properties looking towards Liberty Bell Loop:



Case #Z25-08: “B-5” to “R-1”

View facing west towards Jefferis Avenue:



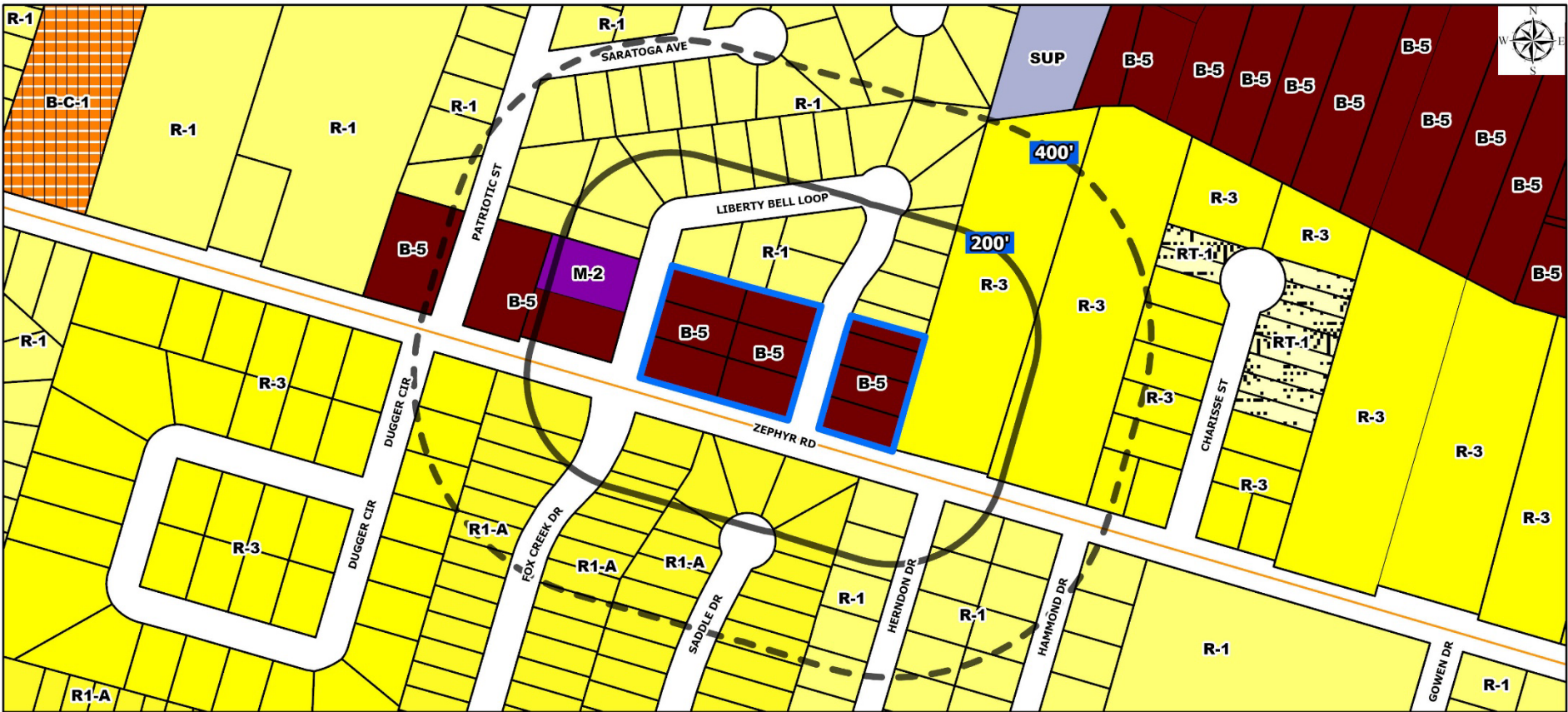
Comprehensive Plan Analysis

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- ❑ The subject properties are located within the 'Neighborhood Infill' area on the Growth Sector Map and are designated 'Residential Mix' (RM) on the Future Land Use Map (FLUM).
- ❑ Staff finds that this City-initiated request is consistent with the recommendations outlined in the Killeen 2040 Comprehensive Plan.

Public Notification

- Staff notified property owners of ninety (90) surrounding properties regarding this request.
- Of those properties notified, forty-six (46) are outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by the Council, and thirty-five (35) live outside Killeen.
- As of the date of this staff report, no responses have been received.



ZONING MAP

Council District: 2



Zoning Case 2025-08
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Subject Property Legal Description: Freedom Valley Replat, Block 4, Lots 6 - 11; Freedom Valley, Block 3, Lots 49-51 and part of lot 48, Total Acres 2.4

Staff Recommendation

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- Staff recommends approval of the request to rezone the subject properties from “B-5” (Business District) to “R-1” (Single-Family Residential District) as presented.

Commission Recommendation

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- At their regular meeting on March 24, 2025, the Planning and Zoning Commission recommended approval of the City-initiated request by a vote of 5 to 0.