CASE #Z25-19: "B-5" TO "R-1"

PH-25-042 August 5, 2025

- □ Hold a public hearing and consider a request submitted by Marion Benjamin Bell (Case# Z25-19) to rezone approximately 1.987 acres, being Lot 1A, Block 1 out of the Robison Addition from "B-5" (Business District) to "R-1" (Single-Family Residential District).
- The subject property is locally addressed as 1914 North 10th Street, Killeen, Texas.

- Marion Benjamin Bell has submitted a request to rezone the property at 1914 North 10th from "B-5" (Business District) to "R-1" (Single-Family Residential District).
- If approved, the applicant intends to subdivide the lot and construct an additional single-family residence on the property. The proposed rezoning also aligns with the existing residential land use.

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The subject property is located within the 'Infill & Enhance' (IE) area on the Growth Sector Map and designated as 'Traditional Neighborhood' (TN) on the Future Land Use Map (FLUM) of the Killeen 2040 Comprehensive Plan.





Council District: 1
0 200 400
Feet

Zoning Case 2025-19 B-5 TO R-1 Legend



Zoning Case

View of the subject property facing east from North 10th Street:



View facing south on North 10th Street:

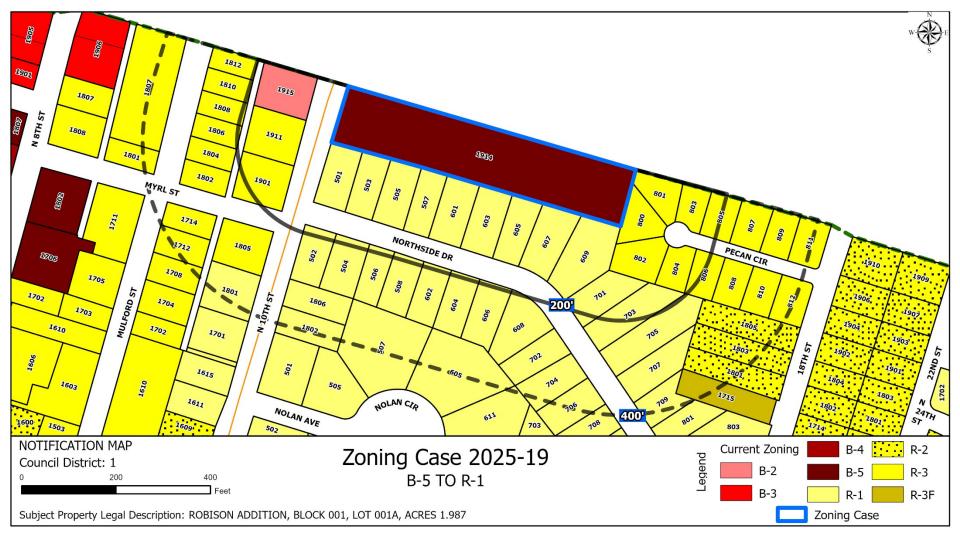


View facing north from the subject property on North 10th Street:



View of the adjacent property to the west across North 10th Street:





Public Notification

- □ Staff notified owners of sixty-five (65) surrounding properties.
- □ To date, staff has received no written responses regarding this request.

Staff Recommendation

- Staff finds that the applicant's request is consistent with the recommendations outlined in the Killeen 2040 Comprehensive Plan.
- Therefore, staff recommends approval of the applicant's request as presented.

Commission Recommendation

At their regular meeting on June 23, 2025, the Planning & Zoning Commission recommended approval of the request by a vote of 8 to 0.