

CASE #Z25-18:
“M-1” TO “R-3A”

PH-25-065

November 18, 2025

Case #Z25-18: “M-1” to “R-3A”

- Hold a public hearing and consider a City-initiated request (**Case# Z25-18**) to rezone approximately 1.39 acres, being Lot 3, Block 2 out of the Julius Alexander Industrial Subdivision from “M-1” (Manufacturing District) to “R-3A” (Multifamily Apartment Residential District).
- The subject property is locally addressed as 400 Liberty Street, Killeen, Texas.

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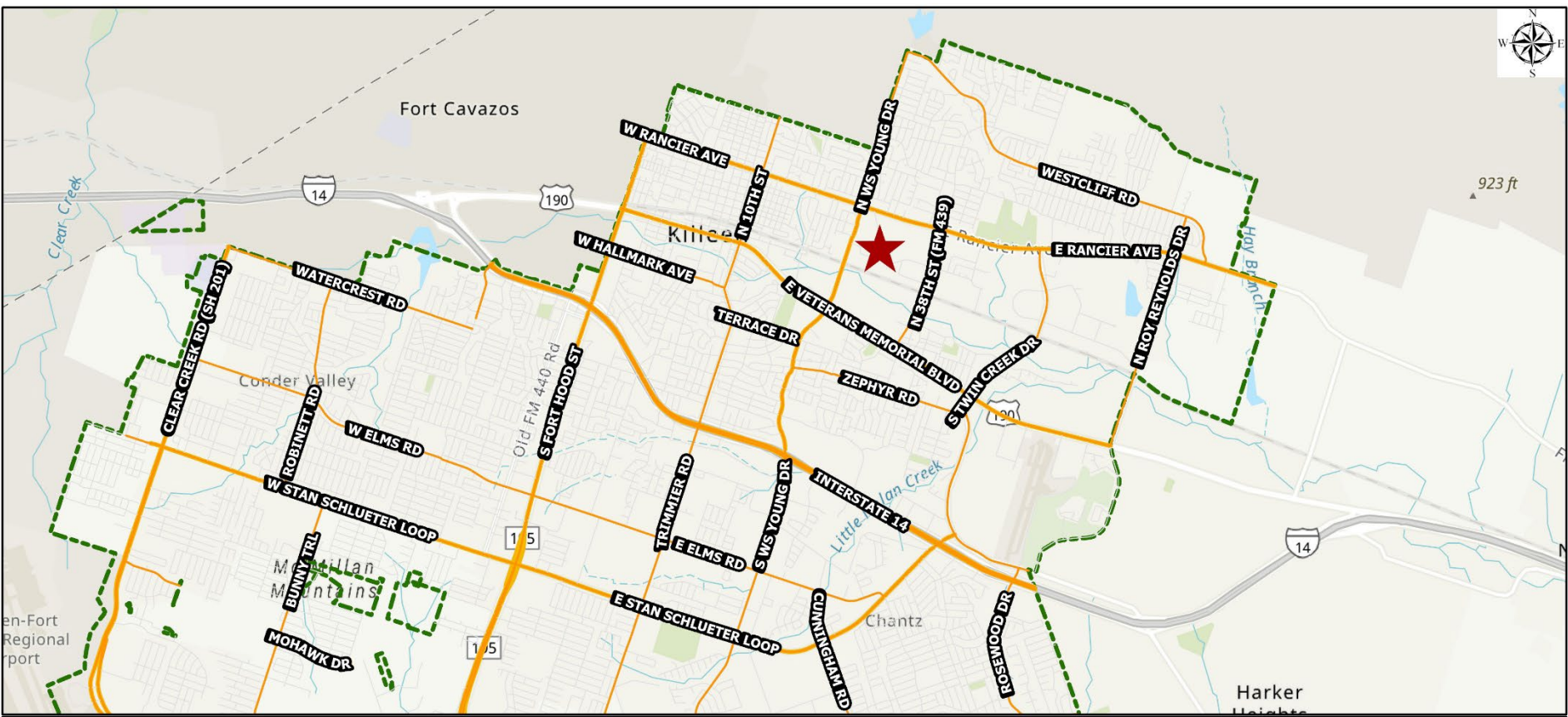
- This is a City-initiated request to rezone the property at 400 Liberty Street from “M-1” (Manufacturing District) to “R-3A” (Multifamily Apartment Residential District) to allow for use of the property as a multifamily residential apartment by-right.
- If approved, this request will amend the zoning of the property to make it consistent with the existing multifamily residential land use. The existing structures on the site are considered legal non-conforming.

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- Killeen Code of Ordinances Sec. 31-54, states that a nonconforming structure cannot be rebuilt in case of total destruction.
- The property owner plans to rebuild an apartment building that was destroyed in a fire.
- Rezoning the property to “R-3A” (Multifamily Apartment Residential District) will allow the property owner to submit permits for the proposed multifamily building.

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



LOCATION MAP

Council District: 1

0 1 2 Miles

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Legend

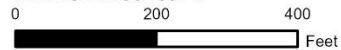
- Major Roads
- City Limit
- Zoning Case Location

Subject Property Legal Description: JULIUS ALEXANDER INDUSTRIAL SUBDIVISION, BLOCK 002, LOT 0003, & BUSINESS PERSONAL PROPERTY. ACRES 1.39



AERIAL MAP

Council District: 1



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Legend

 Zoning Case

Subject Property Legal Description: JULIUS ALEXANDER INDUSTRIAL SUBDIVISION, BLOCK 002, LOT 0003, & BUSINESS PERSONAL PROPERTY. ACRES 1.39

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View of the subject property facing east on Liberty Street:



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View from the subject property facing southwest on Liberty Street:



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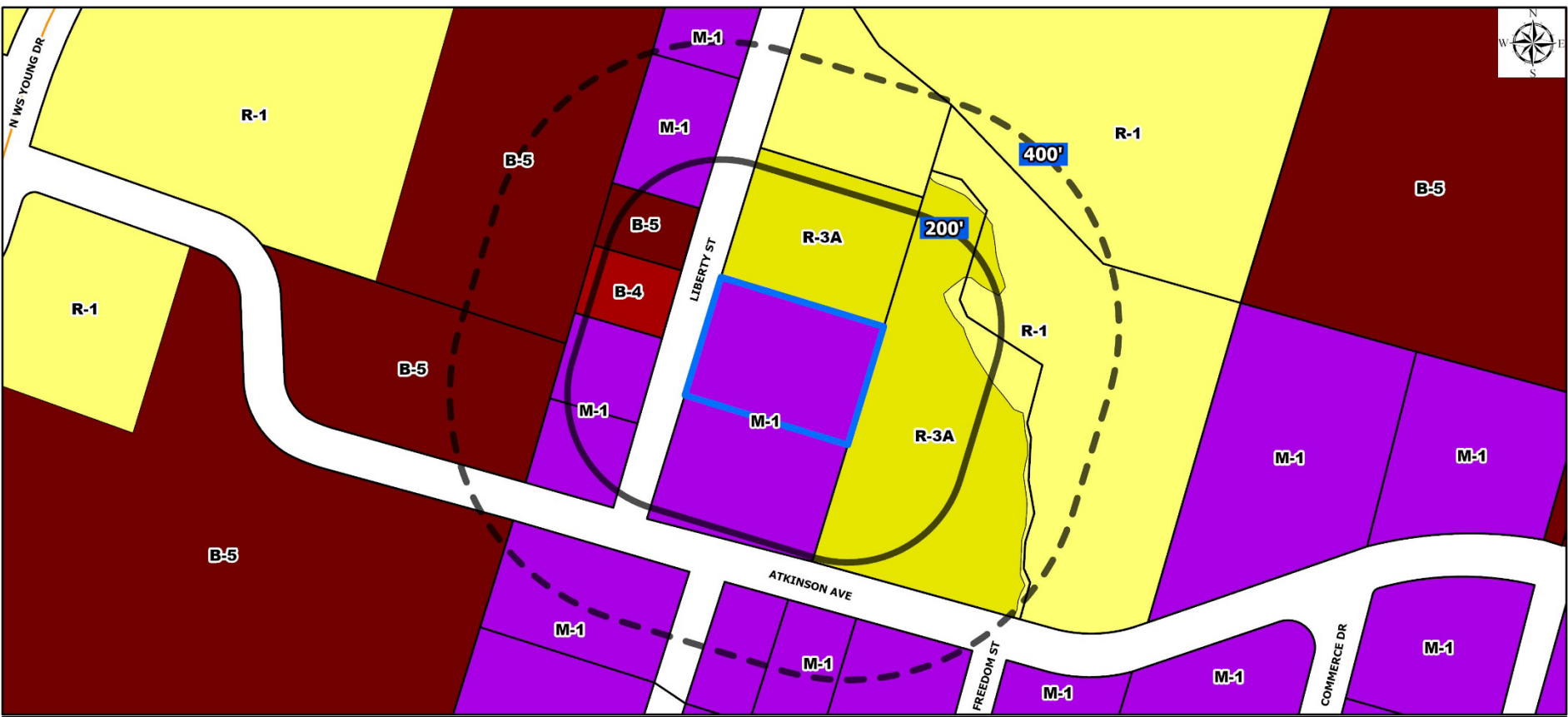
View from the subject property facing northwest on Liberty Street:



Public Notification

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- Staff notified seventeen (17) surrounding property owners regarding this request.
- To date, staff has received no written responses regarding this request.



ZONING MAP
Council District: 1
0 200 400
Feet

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Subject Property Legal Description: JULIUS ALEXANDER INDUSTRIAL SUBDIVISION, BLOCK 002, LOT 0003, & BUSINESS PERSONAL PROPERTY. ACRES 1.39

Staff Recommendation

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- Staff recommends approval of the City-initiated request to rezone the property from “M-1” (Manufacturing District) to “R-3A” (Multifamily Residential Apartment District) as presented.

Commission Recommendation

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- At their regular meeting on October 13, 2025, the Planning and Zoning Commission recommended approval of the request by a vote of 5 to 0.