



**CASE #Z25-22:**  
**“R-1” TO “B-3”**

**PH-25-047**

**August 19, 2025**

# Case #Z25-22: “R-1” to “B-3”

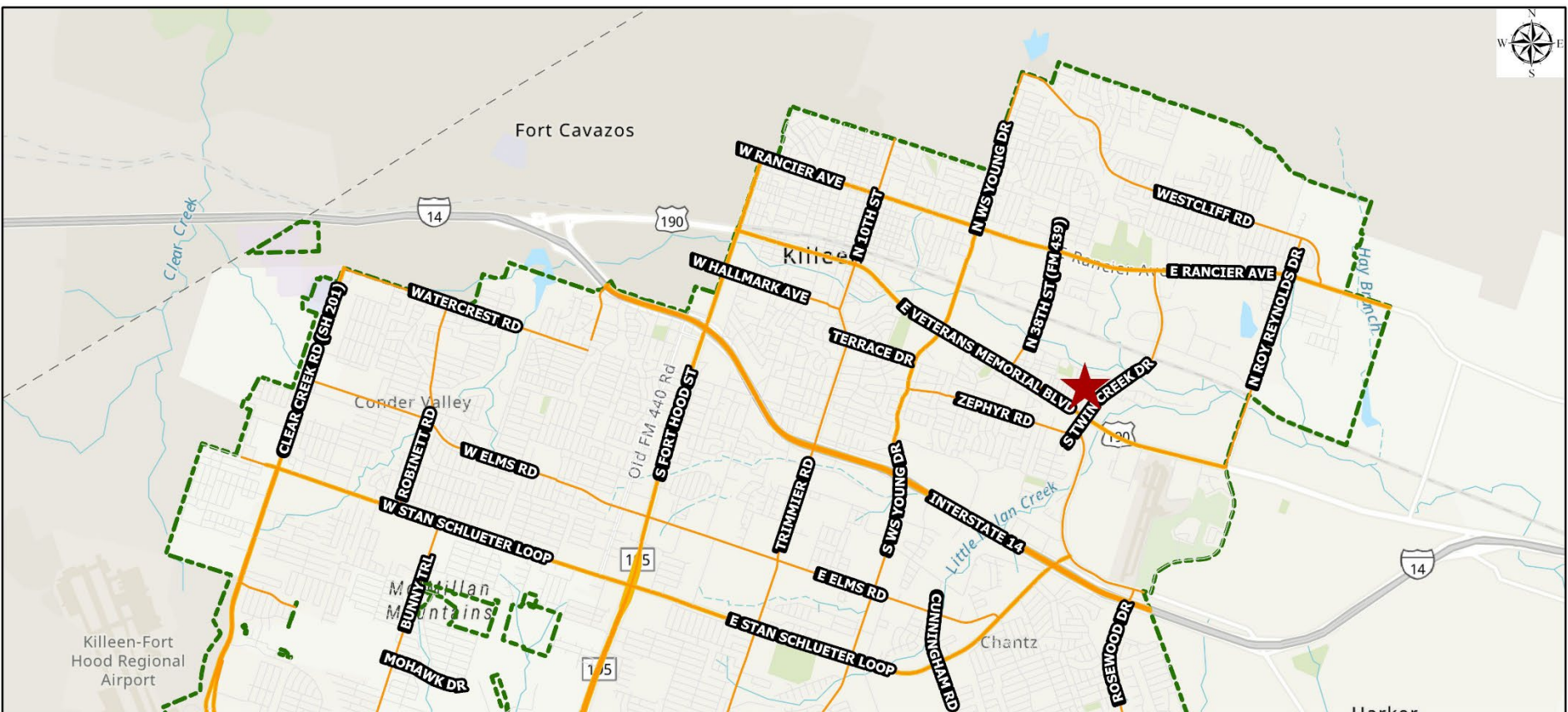
- Hold a public hearing and consider a request submitted by Mitchell & Associates, Inc. on behalf of Haun Investments, LLC (**Case# Z25-22**) to rezone approximately 0.95 acres out of a 2.358-acre tract in the A. Dickson Survey, Abstract No. 266 from “R-1” (Single-Family Residential District) to “B-3” (Local Business District).
- The subject property is locally addressed as 554 58<sup>th</sup> Street, Killeen, Texas.

# Case #Z25-22: “R-1” to “B-3”

- The northern half of the parcel is currently zoned “R-1”, and the southern half of the lot is currently zoned “B-5”.
- The applicant is requesting to rezone approximately 0.95 acres from “R-1” (Single-Family Residential District) to “B-3” (Local Business District).
- If approved, the applicant intends to develop a food truck park on the property.

# Case #Z25-22: “R-1” to “B-3”

- The subject property is 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.



# Zoning Case 2025-22

## R-1 TO B-3

### Legend

-  Major Roads
  City Limit
-  Zoning Case Location





AERIAL MAP  
Council District: 1



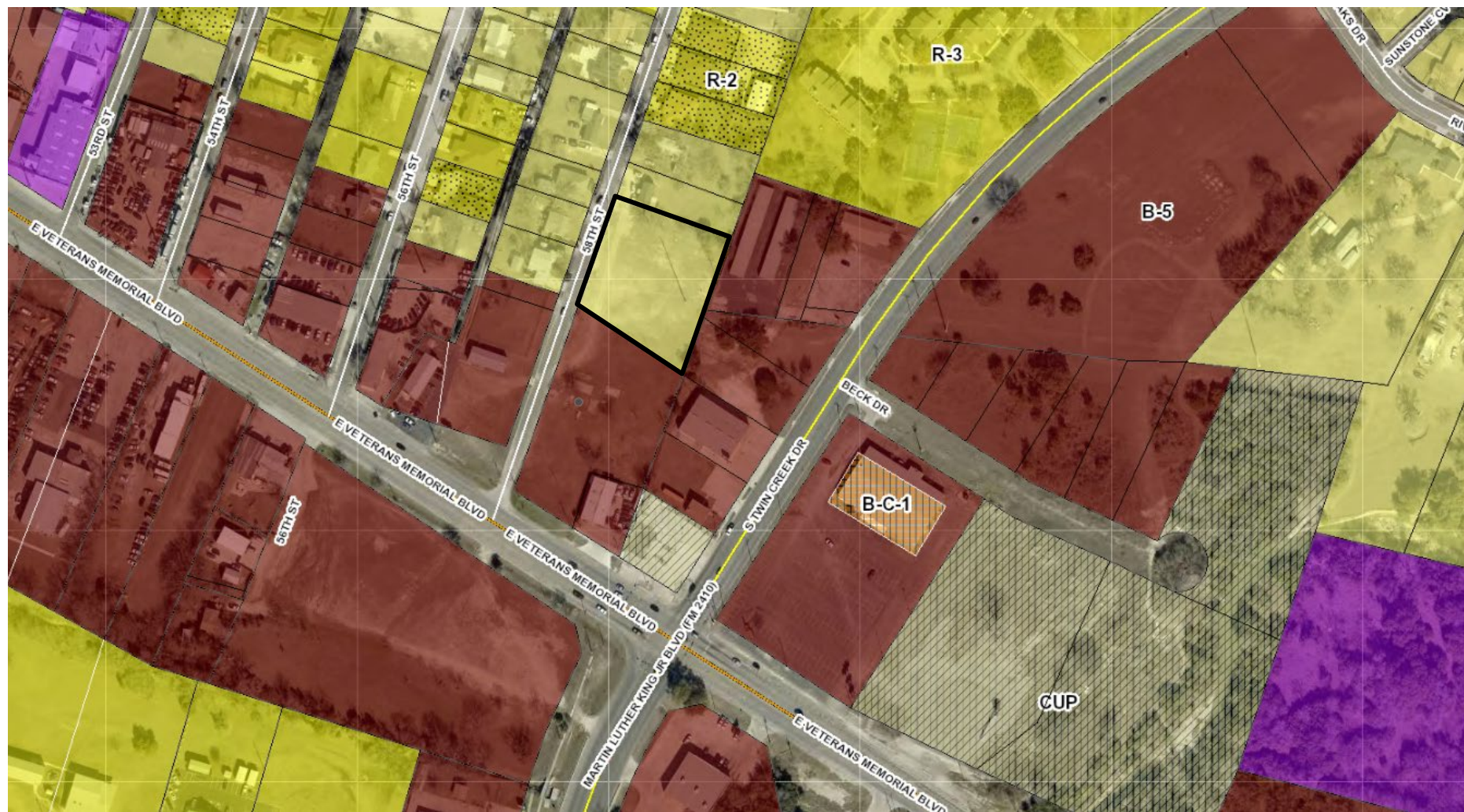
# Zoning Case 2025-22

R-1 TO B-3

Legend  
 Zoning Case

Subject Property Legal Description: Being part of A Dickson Survey, Abstract No. 266. ACRES 0.95







# Case #Z25-22: “R-1” to “B-3”

8

View of the subject property from 58<sup>th</sup> Street facing east:





# Case #Z25-22: “R-1” to “B-3”

9

View from the subject property facing west across 58<sup>th</sup> Street:





# Case #Z25-22: “R-1” to “B-3”

10

View from the subject property facing north on 58<sup>th</sup> Street:





# Case #Z25-22: “R-1” to “B-3”

11

View from the subject property facing south on 58<sup>th</sup> Street:





# Public Notification

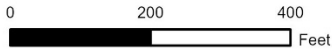
12

- Staff notified the owners of forty-nine (49) surrounding properties regarding this request.
- To date, staff has received no responses regarding this request.



NOTIFICATION MAP

Council District: 1



Subject Property Legal Description: Being part of A Dickson Survey, Abstract No. 266. ACRES 0.95

Zoning Case 2025-22  
R-1 TO B-3

Legend

Current Zoning	CUP	R-2	RT-1
B-5	M-1	R-3	
B-C-1	R-1	R-3F	
Zoning Case			

# Staff Findings

14

- If approved, the requested “B-3” zoning designation allows for a variety of neighborhood commercial uses, including retail, restaurants, offices, personal service establishments, gas stations, convenience stores, banks, oil/lube stations, auto parts sales, mini/self-storage facilities, and other similar commercial uses.



# Staff Findings

15

- Staff finds that approval of the request will allow for commercial development of the entire parcel, while also ensuring that the proposed development is compatible with the existing single-family development to the north and west.

# Staff Recommendation

16

- Therefore, staff recommends approval of the applicant's request to rezone the property from "R-1 (Single-Family Residential District) to "B-3" (Local Business District) as presented.

# Commission Recommendation

17

- At their regular meeting on July 14, 2025, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.