



**CASE #Z25-12:  
“R-1” TO “R-3A”**

**PH-25-033**

**June 17, 2025**

# Case #Z25-12: “R-1” to “R-3A”

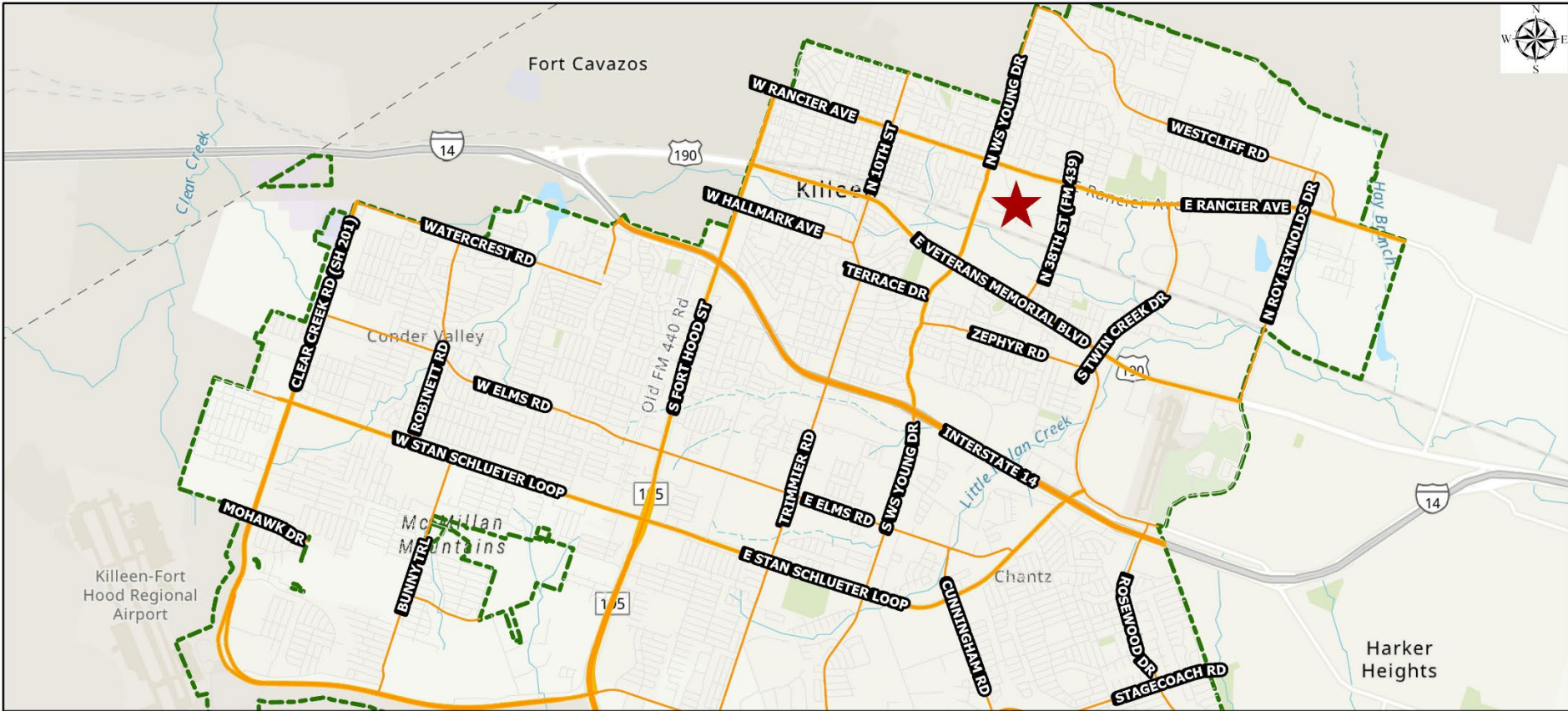
- Hold a public hearing and consider a City-initiated request (Case# Z25-12) to rezone approximately 6.789 acres, being Lot 1, Block 2 of Julius Alexander Industrial Subdivision, and part of Lots 1 and 2 of the Julius Alexander Industrial Subdivision, Replat #2 from “R-1” (Single-Family Residential District) to “R-3A”(Multifamily Apartment Residential District).
- The subject properties are locally addressed as 506 Liberty Street and 2607 & 2703 Atkinson Avenue, Killeen, Texas.

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- If approved, the property will be developed as an emergency homeless shelter in accordance with the City’s adopted Homeless and Mental Health Strategic Plan.
- The proposed development will provide temporary emergency housing for individuals and families currently experiencing homelessness, as well as supportive assistance to successfully transition from homelessness to transitional or permanent housing.

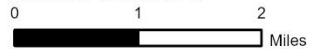
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- The subject property is located within the ‘Neighborhood Infill’ area on the Growth Sector Map and is designated as ‘Campus’ (C) and ‘Floodplain’ (F) on the Future Land Use Map (FLUM) of the City of Killeen Comprehensive Plan.



## LOCATION MAP

Council District: 1



Subject Property Legal Description: JULIUS ALEXANDER INDUSTRIAL SUBDIVISION, BLOCK 2, LOT 1 AND  
JULIUS ALEXANDER INDUSTRIAL SUBDIVISION REPLAT 2, BLOCK 1, REMAINDER OF LOTS 1 AND 2. TOTAL ACRES 6.789

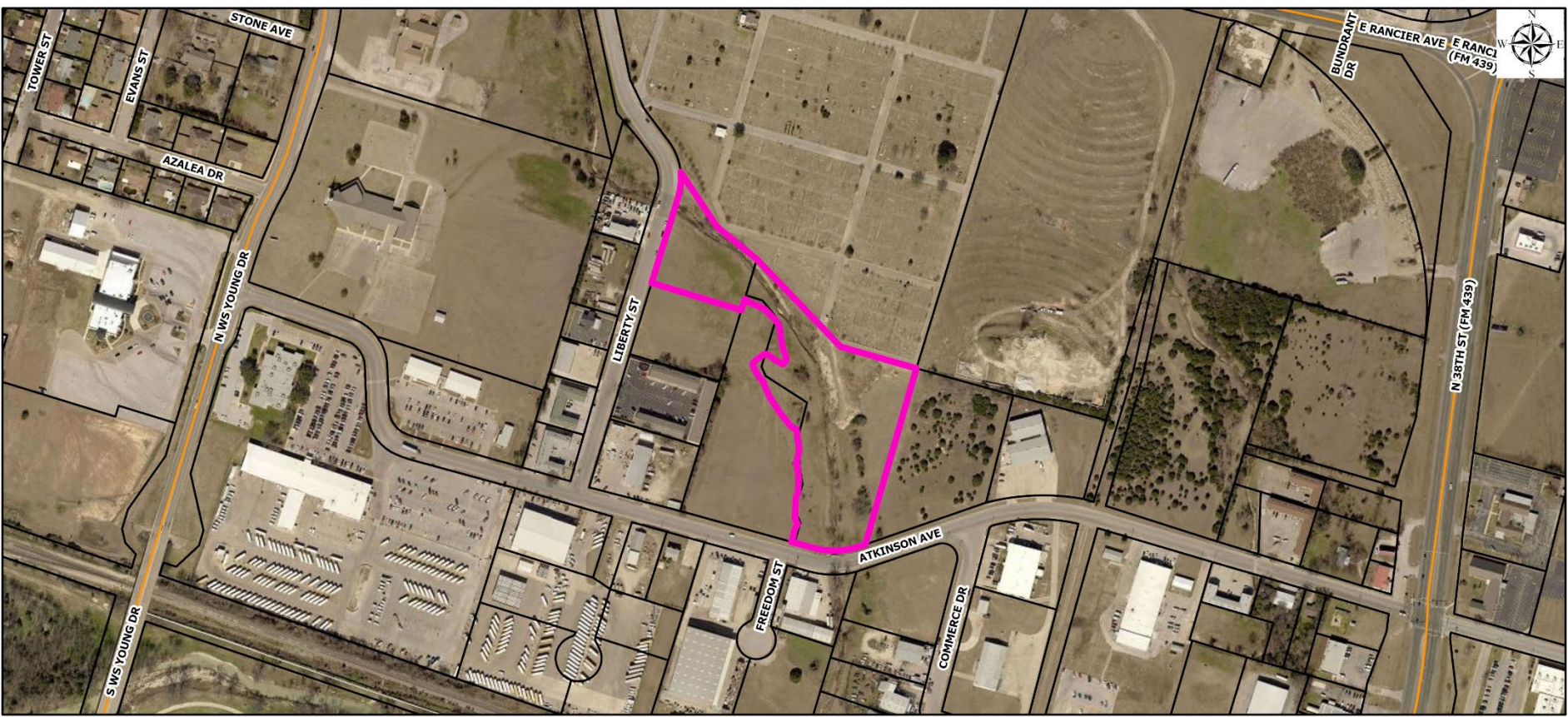
## Zoning Case 2025-12

### R-1 TO R-3A

### Legend

- Major Roads
- City Limit
- Zoning Case Location





AERIAL MAP  
Council District: 1  
0 200 400  
Feet

# Zoning Case 2025-12

R-1 TO R-3A

Legend  
 Zoning Case

Subject Property Legal Description: JULIUS ALEXANDER INDUSTRIAL SUBDIVISION, BLOCK 2, LOT 1 AND  
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Proposed Concept of the Emergency Homeless Facility:





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View of the subject property from Liberty Street:





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View of the subject property from Atkinson Avenue:



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View from the subject property of the surrounding properties on Liberty St:





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View facing west of the surrounding properties on Atkinson Avenue:



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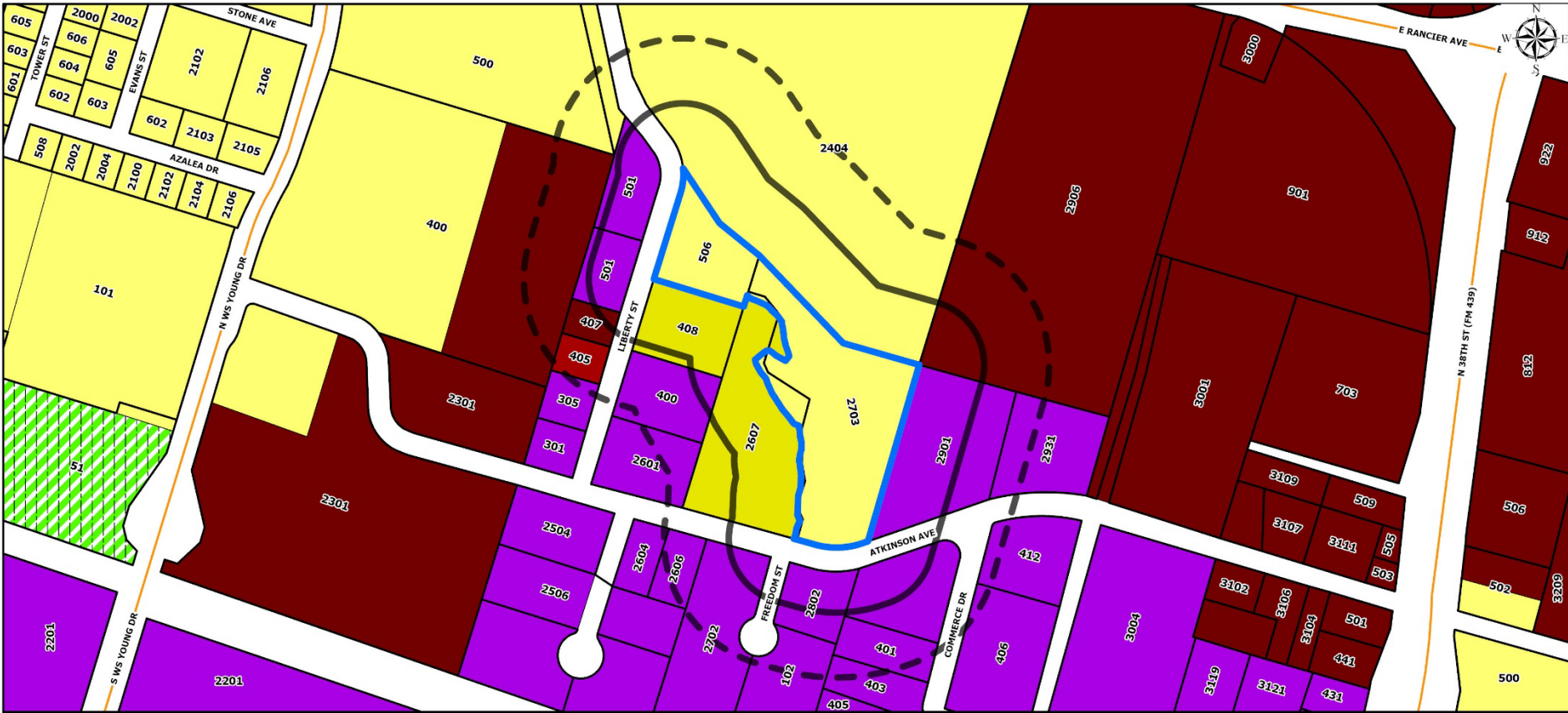
- The properties are in the Nolan Creek / Leon River Watershed. The properties are impacted by Zone AE (Special Flood Hazard Area).
- The properties are impacted by a Riverine Habitat, classified as R4SBA (Intermittent Stream), as shown on the National Wetlands Inventory maps for these properties.



# Public Notification

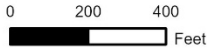
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- Staff notified the owners of twenty-five (25) surrounding properties regarding this request. Of those notified, twelve (12) are located outside the 200-foot notification boundary required by the State but within the 400-foot notification boundary mandated by the Council, while six (6) property owners live outside Killeen
- To date, staff has received one (1) written response in opposition to this request.



NOTIFICATION MAP

Council District: 1



Subject Property Legal Description: JULIUS ALEXANDER INDUSTRIAL SUBDIVISION, BLOCK 2, LOT 1 AND  
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Legend

Current Zoning					
	B-4		M-1		R-1
	B-5		PUD		R-3A
				Zoning Case	

# Staff Recommendation

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- Staff finds that the request is consistent with the recommendations outlined in the Killeen 2040 Comprehensive Plan.
- Therefore, staff recommends approval of the applicant's request to rezone the property from "R-1" (Single-Family Residential District) to "R-3A" (Multifamily Apartment Residential District) as presented.

# Commission Recommendation

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- At their regular meeting on May 12, 2025, the Planning and Zoning Commission recommended approval of the request by a vote of 5 to 0.