



CASE #Z26-11: “B-3” TO “R-1”

PH-26-026

August 18, 2026

Case #Z26-11: “B-3” to “R-1”

- Hold a public hearing and consider a City-Initiated request on behalf of PCW Investments LLC and Ivan Arias (Case# Z26-11) to rezone approximately 0.24 of an acre, being part of Lots 1 & 5, Block 6, North Side Addition and Lot 1, Block 5, out of the Replat of Lots 1 & 2, Block 5, North Side Addition, from “B-3” (Local Business District) to “R-1” (Single-Family Residential District).

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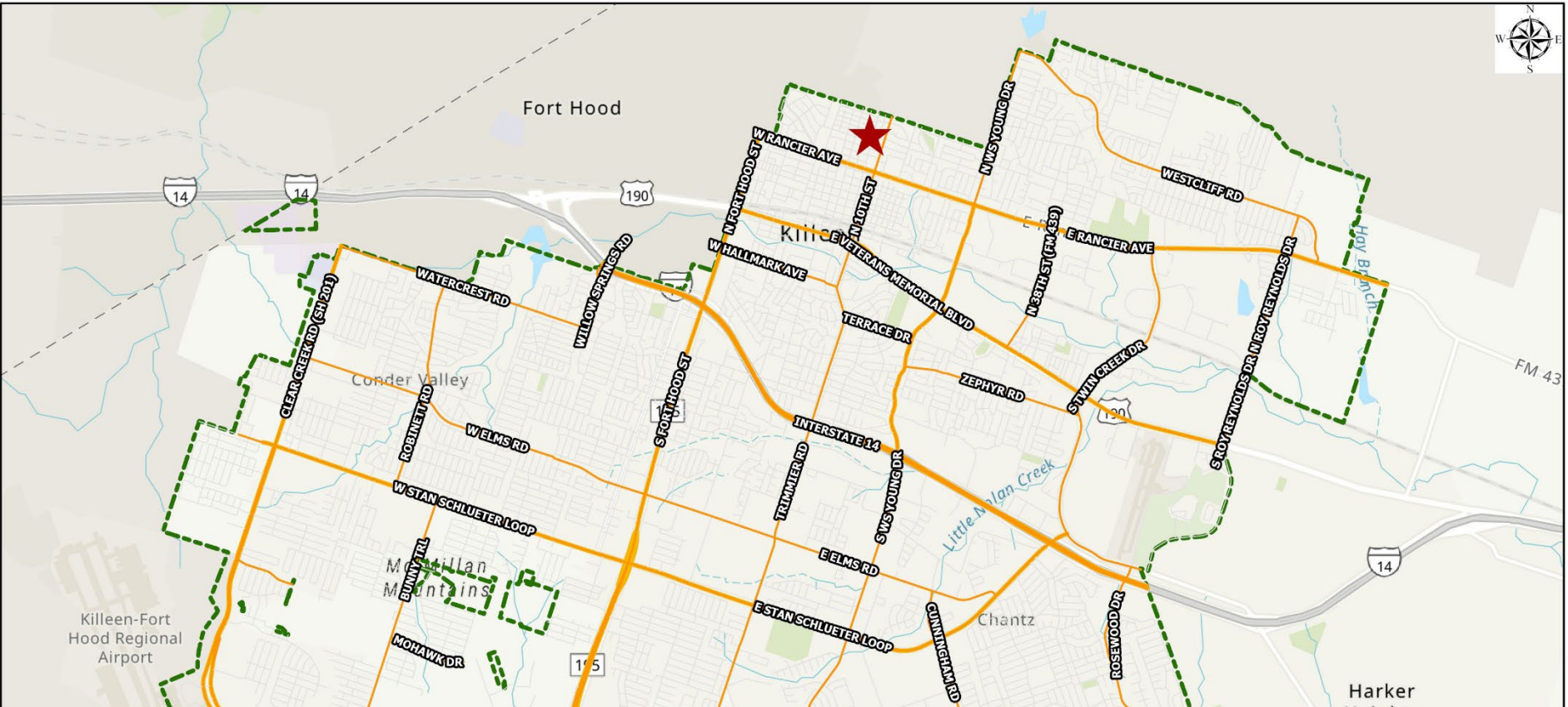
- The subject properties are locally addressed as 312 and 313 East Texas Avenue, Killeen, Texas.

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- Both properties have an existing detached single-family home.
- The existing homes are considered legal non-conforming and therefore subject to Killeen Code of Ordinances Sec. 31-54(a)(g), which states that a nonconforming structure cannot be rebuilt in case of total destruction, or expanded.
- If approved, this request will bring the current use of the properties into compliance with the zoning ordinance.

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- The intent of this initiative is to assist property owners by rezoning legal nonconforming properties to establish the current residential uses of properties as complying with the City of Killeen’s zoning and land use regulations.
- In doing so, the goal is to ensure that property owners are better positioned to sell or refinance their property in the future, should they choose to do so.

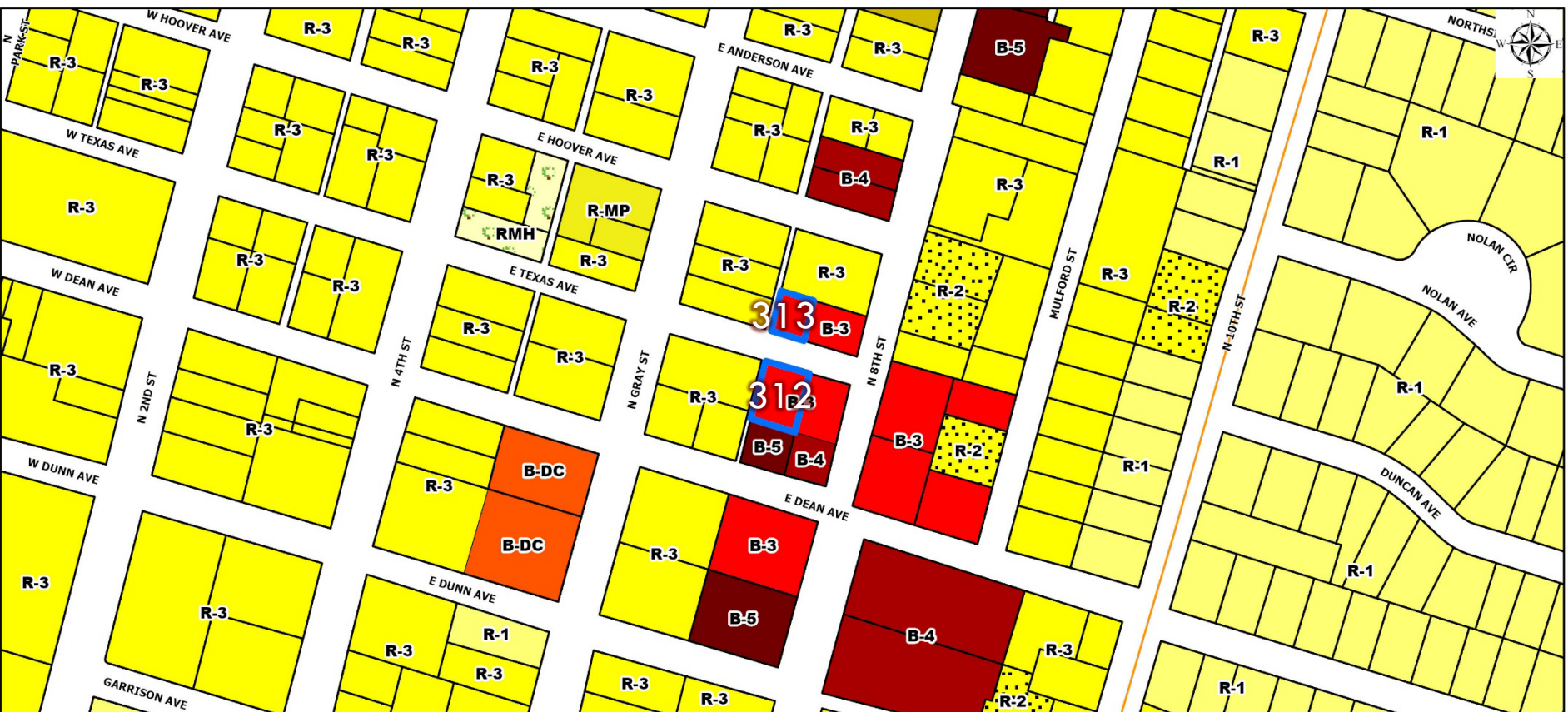


A horizontal scale bar with a black outline. It is divided into two equal segments by a vertical line. The left segment is filled with solid black, and the right segment is white. Above the bar, the numbers 0, 1, and 2 are positioned at the start, the division line, and the end, respectively. To the right of the bar, the word "Miles" is written.

 Major Roads
 City Limit

 Zoning Case Location

Subject Property Legal Description: NORTH SIDE ADDITION, BLOCK 006, LOT PT 1, 5, (W 1/2 OF 1 & 5) & NORTH SIDE ADDITION REPLAT (LTS 1-2 BLK 5), BLOCK 005, LOT 0001



ZONING MAP
Council District: 1

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Subject Property Legal Description: NORTH SIDE ADDITION, BLOCK 006, LOT PT 1, 5, (W 1/2 OF 1 & 5) & NORTH SIDE ADDITION REPLAT (LTS 1-2 BLK 5), BLOCK 005, LOT 0001



AERIAL MAP

Council District: 1



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Legend

 Zoning Case

Subject Property Legal Description: NORTH SIDE ADDITION, BLOCK 006, LOT PT 1, 5, (W 1/2 OF 1 & 5) & NORTH SIDE ADDITION REPLAT (LTS 1-2 BLK 5), BLOCK 005, LOT 0001

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View facing the subject property at 312 E. Texas Avenue:



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View facing the subject property at 313 E. Texas Avenue:



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View facing east along E. Texas Avenue towards N. 8th Street



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View facing west along E. Texas Avenue towards N. Gray Street



Comprehensive Plan Alignment

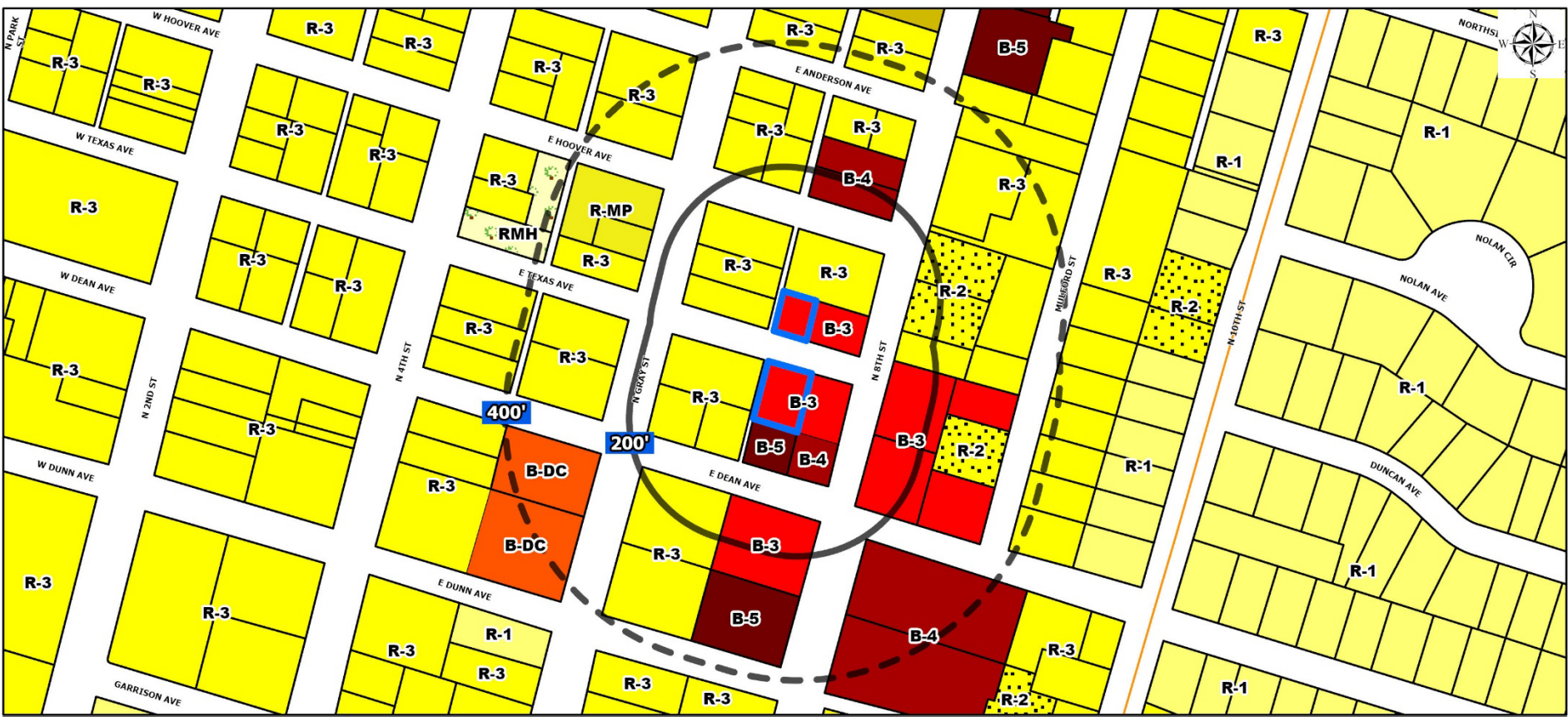


- These properties are located within the 'Infill & Enhance' area on the Growth Sector Map and designated as 'Traditional Neighborhood' on the Future Land Use Map (FLUM) of the 2040 Comprehensive Plan.

Public Notification

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- The two (2) property owners were provided with a consent form to authorize the request. The owner of 313 E. Texas Ave has responded in agreement.
- Staff notified the owners of sixty-three (63) surrounding properties regarding this request.
- Staff has received no written responses.



ZONING MAP
Council District: 1

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Staff Recommendation

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- Staff recommends approval of this City-initiated request to rezone the subject properties from “B-3” (Local Business District) to “R-1” (Single-Family Residential District).

Commission Recommendation

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- At their regular meeting on July 13, 2026, the Planning and Zoning Commission recommended [approval/denial] of the request by a vote of 6 to 0.