



**CASE #Z26-05:
“B-5” TO “R-2”**

PH-26-014

April 7, 2026

Case #Z26-05: “B-5” to “R-2”

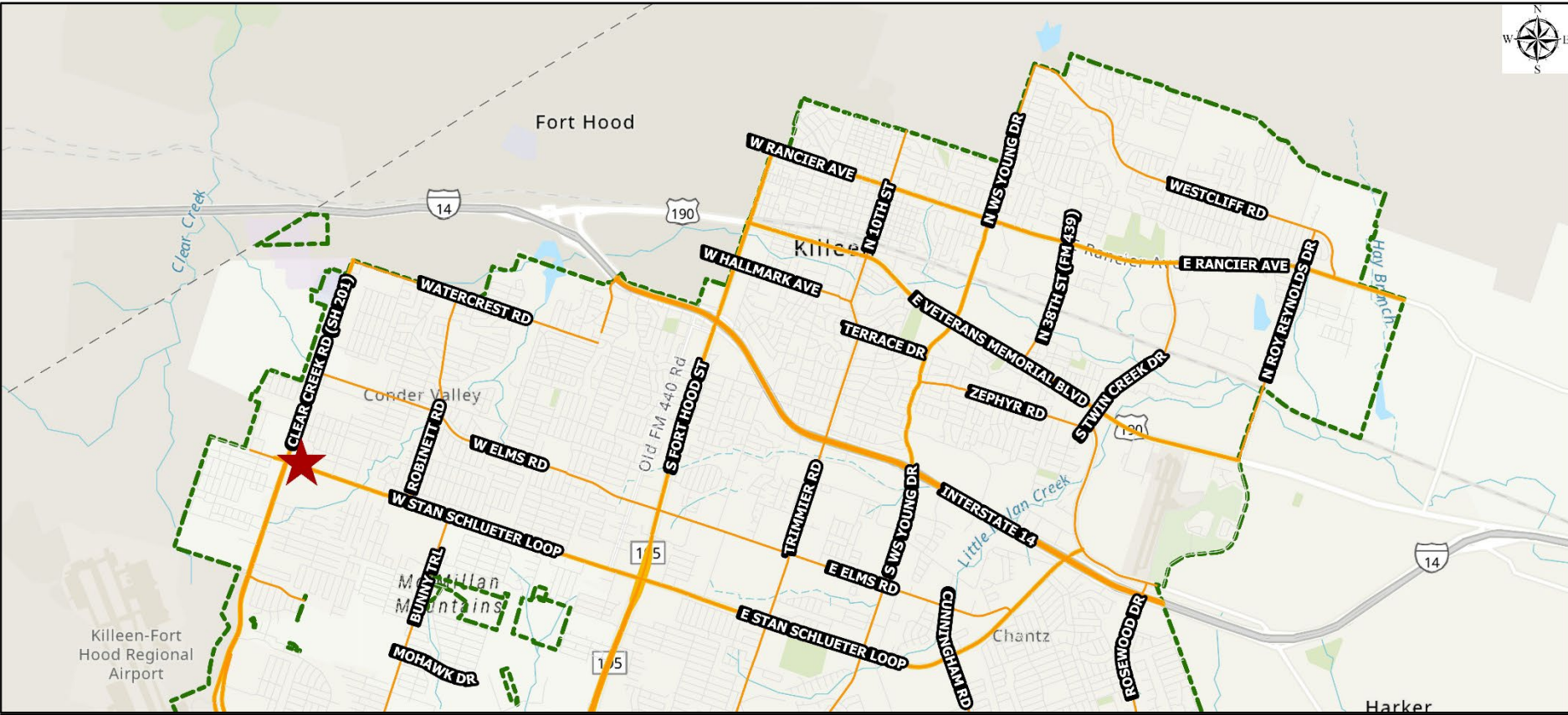
- Hold a public hearing and consider a request submitted by Central Texas Land Development Services, Inc. on behalf of Clear Creek Commercial, Ltd. and Clear Creek Development, Ltd. (**Case# Z26-05**) to rezone approximately 3.25 acres, being Lots 1-7 and part of Lot 8, Block 1, Clear Creek Estates, Phase I; and approximately 1.746 acres out of the T. Robinett Survey, Abstract No. 686 from “B-5” (Business District) to “R-2” (Two-Family Residential District).

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- The subject properties are generally located on the north side of West Stan Schlueter Loop between Dayton Drive and Barrington Trail.
- The applicant is requesting to rezone the subject properties from “B-5” (Business District) to “R-2” (Two-Family Residential District). If approved, the applicant intends to develop two-family residential homes (duplexes) on the property.

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- On January 20, 2026, City Council approved a Future Land Use Map (FLUM) amendment (Ordinance #26-006) changing the designation of the subject property from ‘Regional Commercial’ to ‘Residential Mix’.
- The ‘Residential Mix’ place type allows for most housing types, including duplexes.



LOCATION MAP

Council District: 4



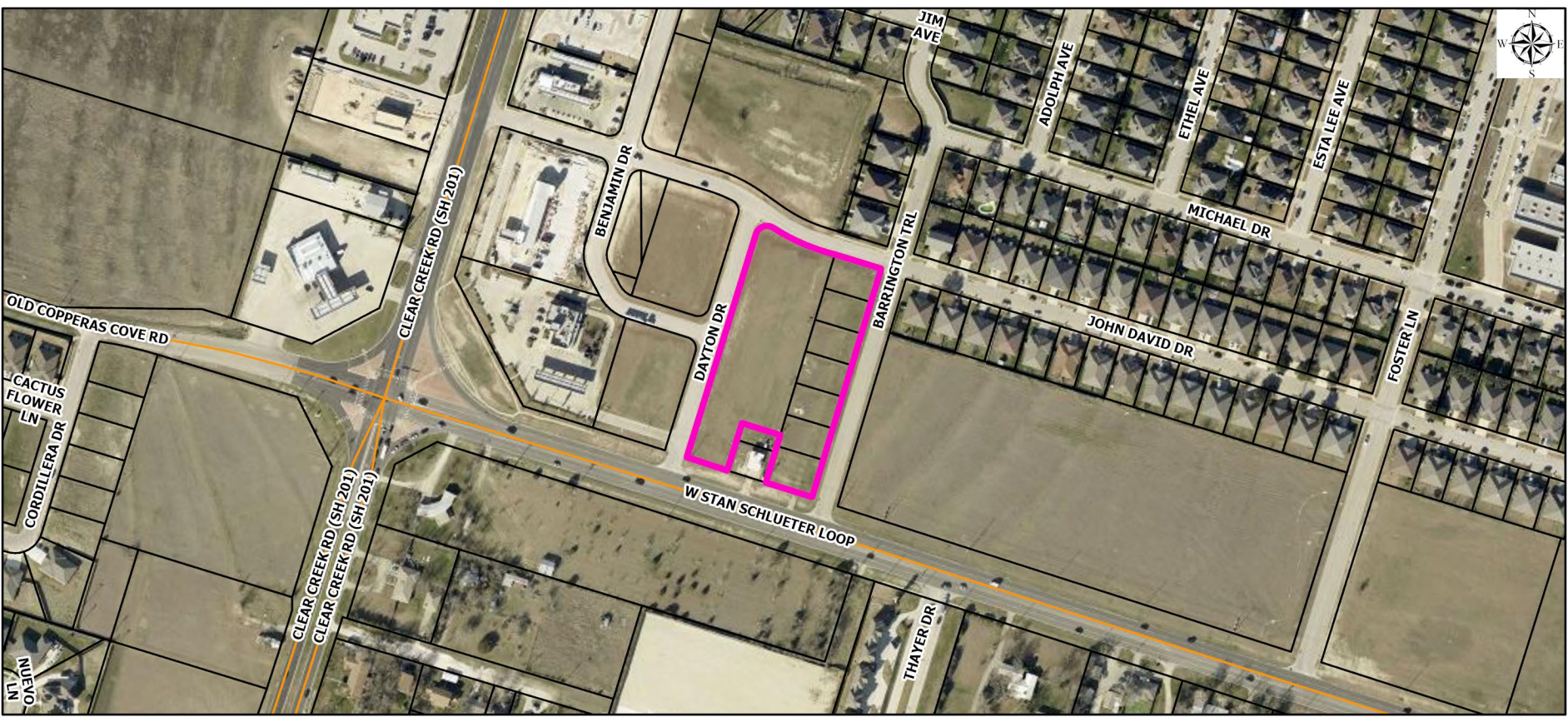
Zoning Case 2026-05

B-5 TO R-2

Legend

-  Major Roads
-  City Limit
-  Zoning Case Location

Subject Property Legal Description: Approximately 3.25 acres, being Lots 1-7, and part of Lot 8, Block 1, Clear Creek Estates, Phase I; and out of the T. Robnett Survey, Abstract No. 686



AERIAL MAP

Council District: 4



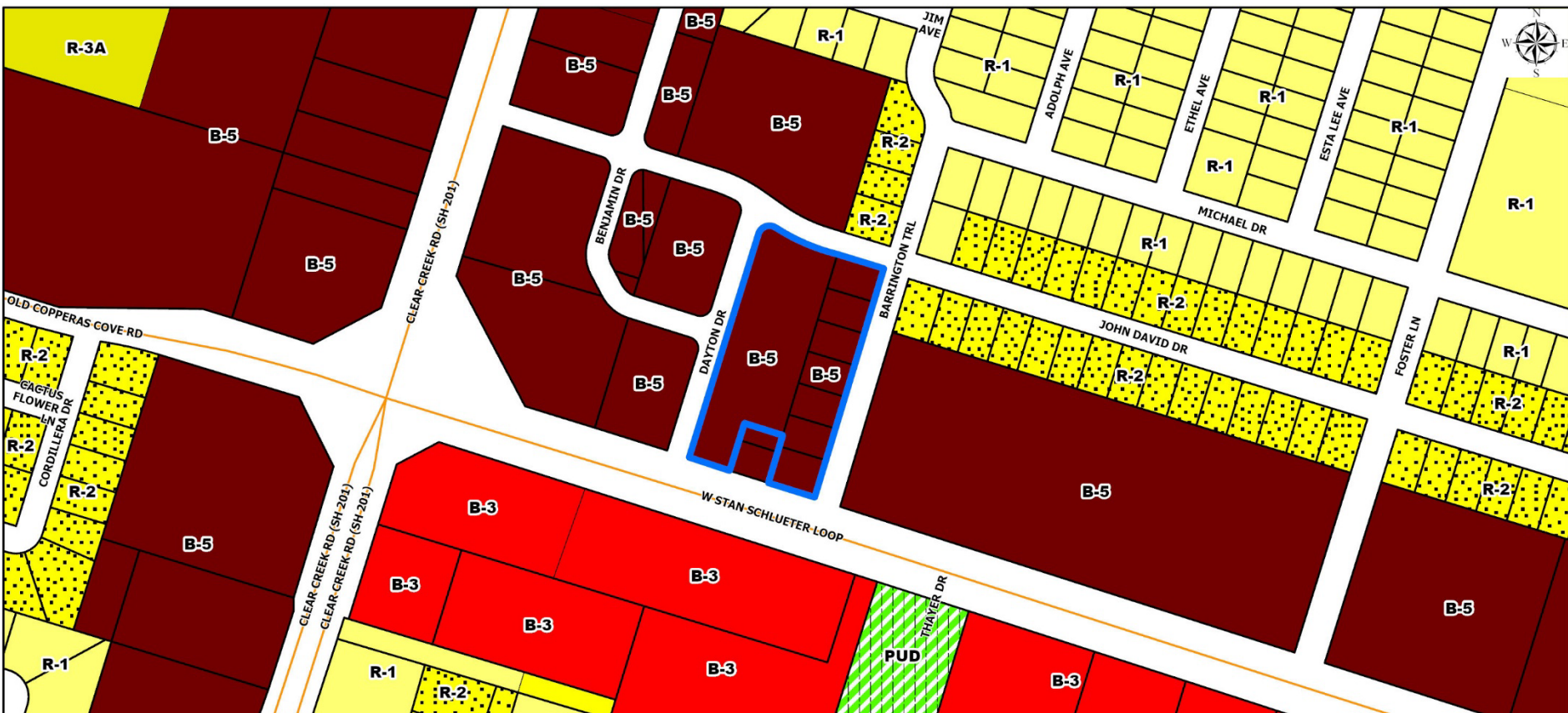
Zoning Case 2026-05

B-5 TO R-2

Legend

 Zoning Case

Subject Property Legal Description: Approximately 3.25 acres, being Lots 1-7, and part of Lot 8, Block 1, Clear Creek Estates, Phase I; and out of the T. Robinett Survey, Abstract No. 686



ZONING MAP

Council District: 4



Zoning Case 2026-05

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Subject Property Legal Description: Approximately 3.25 acres, being Lots 1-7, and part of Lot 8, Block 1, Clear Creek Estates, Phase I; and out of the T. Robinett Survey, Abstract No. 686

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View of the subject properties from Dayton Drive facing east:



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View of the subject properties from W. Stan Schlueter Lp. facing north:



Case #Z26-05: “B-5” to “R-2”

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View from the subject properties facing west on W. Stan Schlueter Lp.:



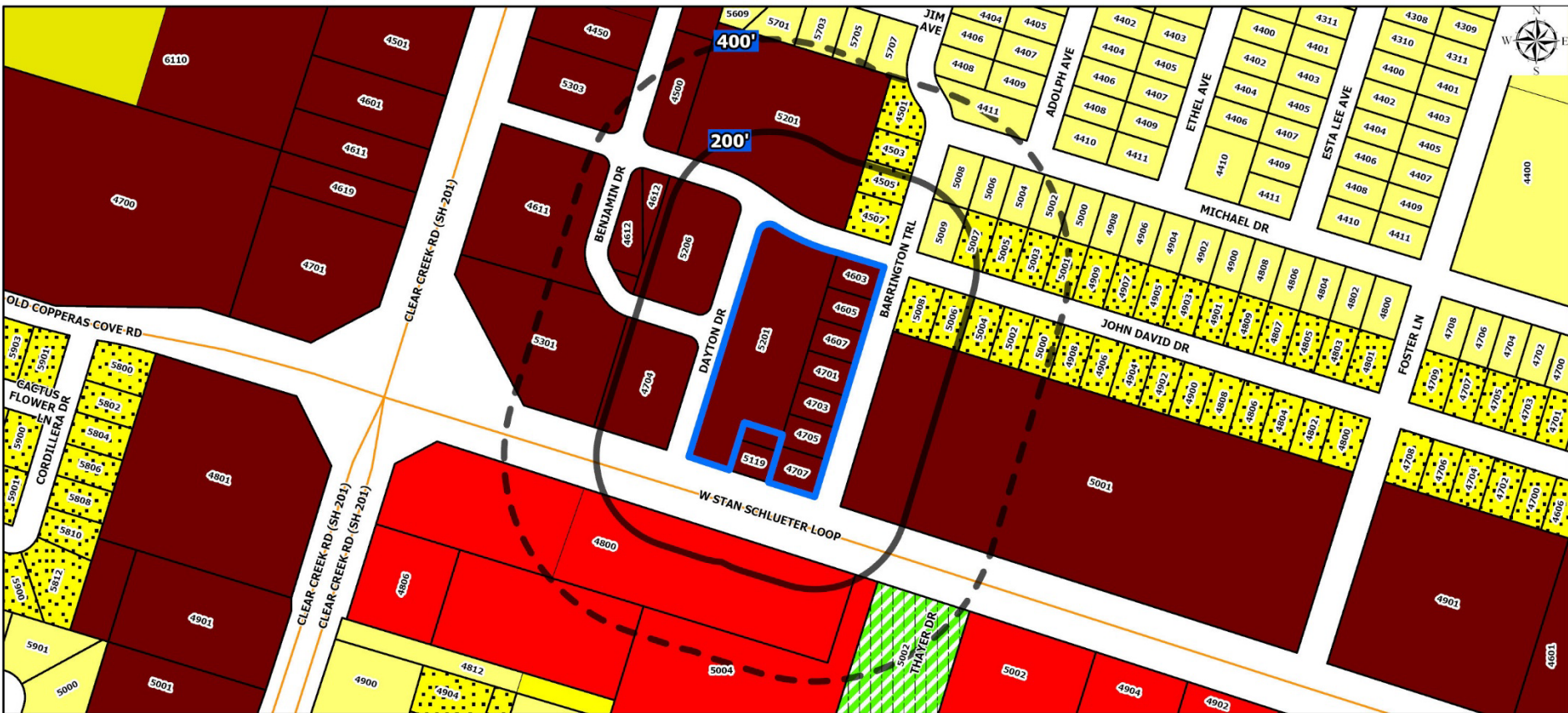
Comprehensive Plan Alignment

- The properties are located within the ‘Neighborhood Infill’ (NI) and ‘Intended Growth’ (IG) areas on the Growth Sector Map and designated as ‘Residential Mix’ (RM) on the Future Land Use Map (FLUM) of the Killeen 2040 Comprehensive Plan.

Public Notification

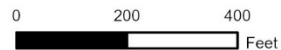
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- Staff notified property owners of forty-two (42) surrounding properties regarding this request.
- Staff has not received any written responses about this request.



NOTIFICATION MAP

Council District: 4



Zoning Case 2026-05
B-5 TO R-2

- Legend**
- B-3
 - PUD
 - R-2
 - R-3A
 - B-5
 - R-1
 - R-3
 - City Limit
 - Zoning Case

Subject Property Legal Description: Approximately 3.25 acres, being Lots 1-7, and part of Lot 8, Block 1, Clear Creek Estates, Phase I; and out of the T. Robinett Survey, Abstract No. 686

Staff Findings

- The subject properties are zoned “B-5” (Business District) and are currently undeveloped.
- The surrounding area includes a mix of residential and commercial properties, including duplexes to the north and northeast.
- Staff finds that the request is consistent with the recommendations outlined in the Killeen 2040 Comprehensive Plan.

Staff Recommendation

- Therefore, staff recommends the approval of the applicant's request to rezone the property from the "B-5" (Business District) to "R-2" (Two-Family Residential District).

Commission Recommendation

- At their regular meeting on February 23, 2026, the Planning and Zoning Commission recommended approval of the request by a vote of 6 to 0.