



**ZONING CASE #Z17-13**  
**“B-5” TO “R-2”**

PH-17-027

June 6, 2017



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- The properties are undeveloped lots addressed as 2813 and 2814 Leroy Lanes and platted as Lots 7 and 8, Block 1, Loma Vista Estates Phase Three
- The properties were zoned “B-5” (Business District) zoning in 1995, which allowed residential uses
- The properties are located within a residential neighborhood with observed quadruplex structures



## Exhibit 1. Zoning map

2813 and 2814 Leroy Lane, Killeen, Texas



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- ❑ The property is designated as ‘Four-plex Residential (RQ) on the Comprehensive Plan’s Future Land Use Map (FLUM); the zoning request is consistent with the FLUM
- ❑ Staff notified eighteen surrounding property owners; no protests were received
- ❑ The Planning and Zoning Commission recommended approval of “R-2” (Two Family Residential District) zoning on May 1, 2017, by a vote of 4 to 0 (with Commissioners Latham and Purser abstaining)