

A stylized logo consisting of several grey geometric shapes: a large vertical rectangle on the left, a curved line arching from the bottom left towards the top right, and a five-pointed star at the end of the curve. The overall shape resembles a stylized letter 'A' or 'K'.

**CASE #Z26-02:
“B-5” TO “R-1”**

PH-26-011

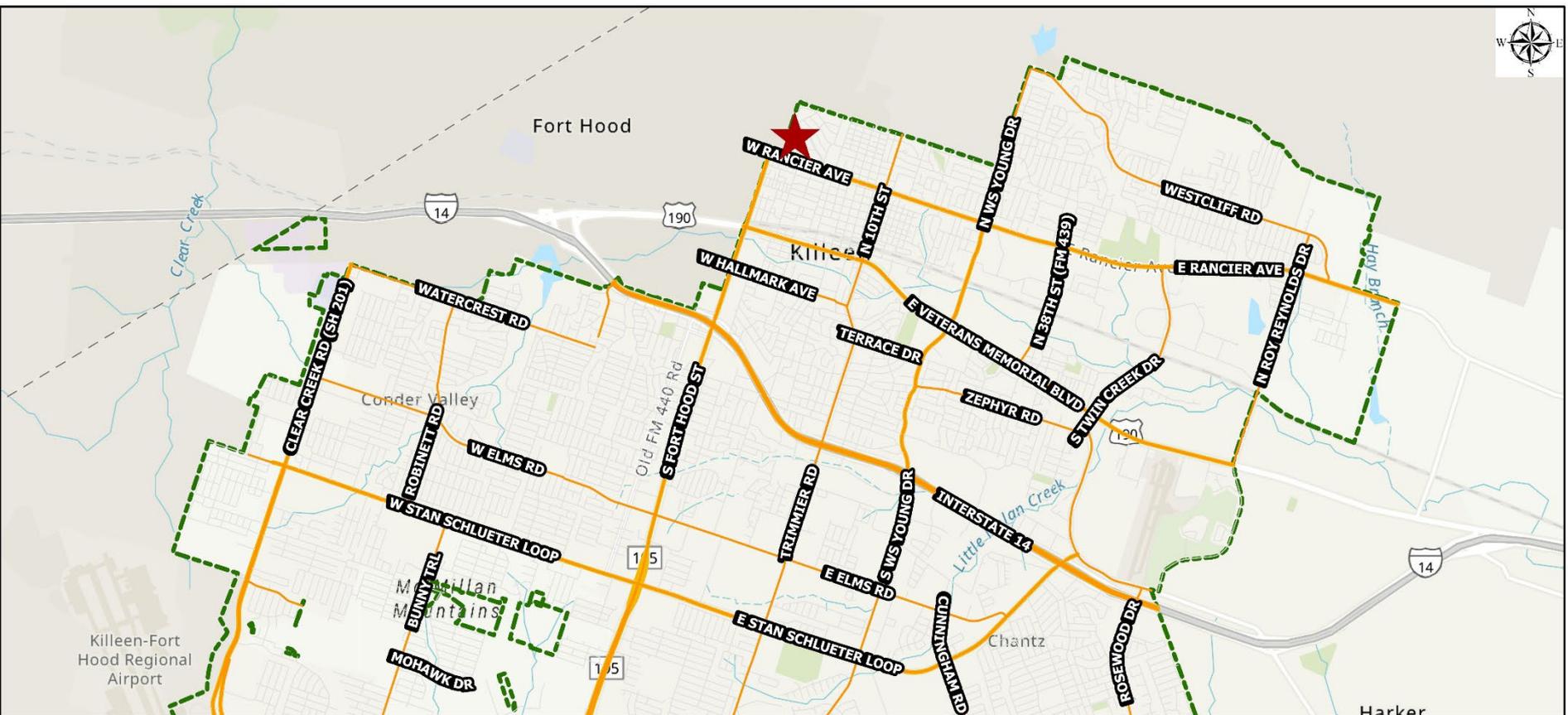
March 24, 2026

Case #Z26-02: “B-5” to “R-1”

- Hold a public hearing and consider a City-Initiated request on behalf of Welstand Properties, LLC (**Case# Z26-02**) to rezone approximately 0.16 acres, being Lot 1, Block 1, Ernest Bridges Subdivision, and a 12' X 115' strip adjoining on the north from “B-5” (Business District) to “R-1” (Single-Family Residential District).
- The subject property is locally addressed as 1011 Rocky Lane, Killeen, Texas.

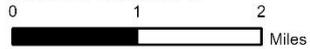
Case #Z26-02: “B-5” to “R-1”

- The existing single-family home is considered legal non-conforming.
- If approved, this request to rezone the properties will bring the current use of the properties into compliance with the zoning ordinance.



LOCATION MAP

Council District: 1



Zoning Case 2026-02

B-5 TO R-1

Legend

-  Major Roads
-  City Limit
-  Zoning Case Location

Subject Property Legal Description: ERNEST BRIDGES SUBDIVISION, BLOCK 001, LOT 0001, & 12' X 115' STRIP ADJ ON N, ACRES .16

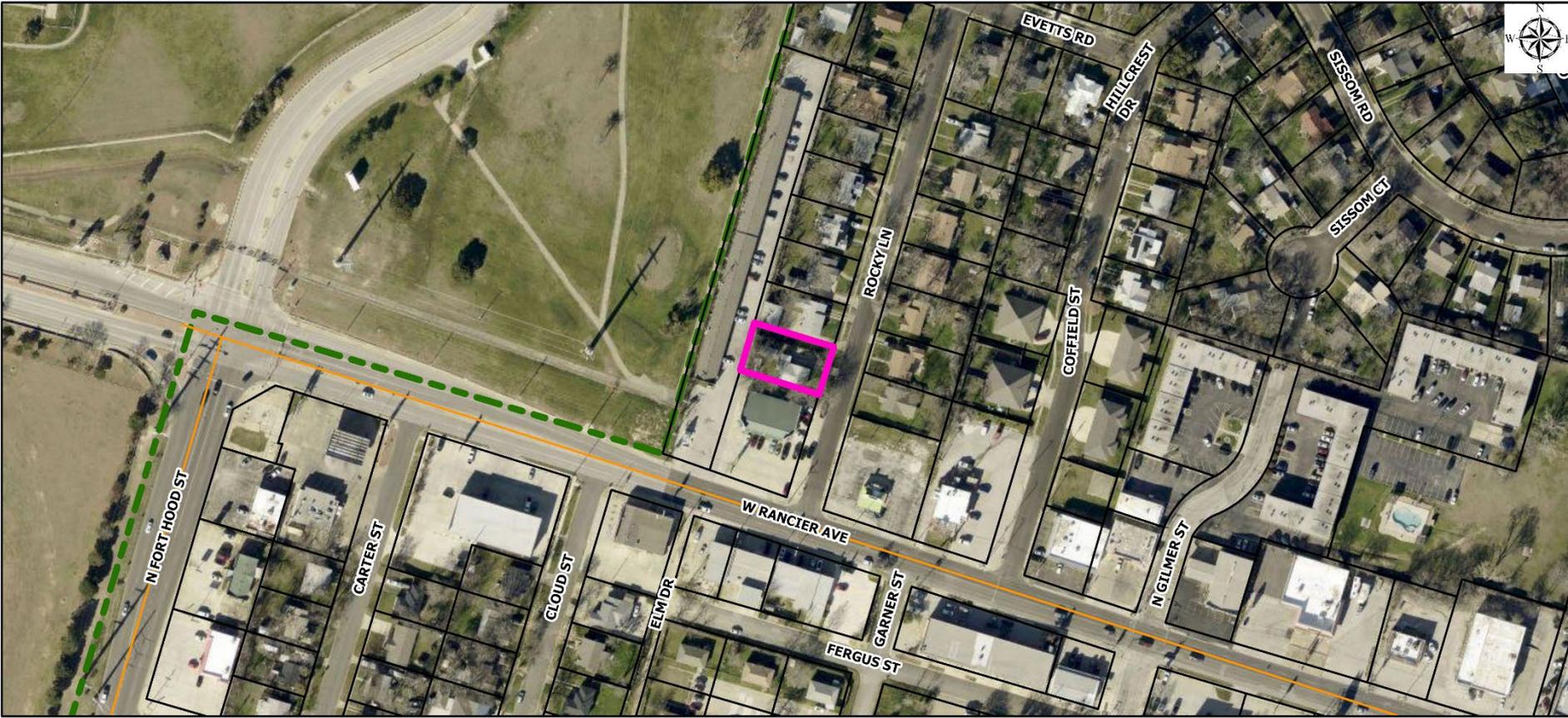


ZONING MAP
Council District: 1
0 200 400
Feet

Zoning Case 2026-02

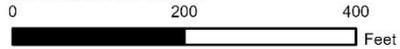
B-5 TO R-1

Subject Property Legal Description: ERNEST BRIDGES SUBDIVISION, BLOCK 001, LOT 0001, & 12' X 115' STRIP ADJ ON N, ACRES .16



AERIAL MAP

Council District: 1



Zoning Case 2026-02

B-5 TO R-1

Legend

 Zoning Case

Subject Property Legal Description: ERNEST BRIDGES SUBDIVISION, BLOCK 001, LOT 0001, & 12' X 115' STRIP ADJ ON N, ACRES .16

Case #Z26-02: “B-5” to “R-1”

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View facing the subject property from Rocky Lane:



Case #Z26-02: “B-5” to “R-1”

8

View facing north on Rocky Lane of the surrounding properties:



Case #Z26-02: “B-5” to “R-1”

9

View facing south towards West Rancier Avenue:



Case #Z26-02: “B-5” to “R-1”

10

View facing east towards the property across the street:

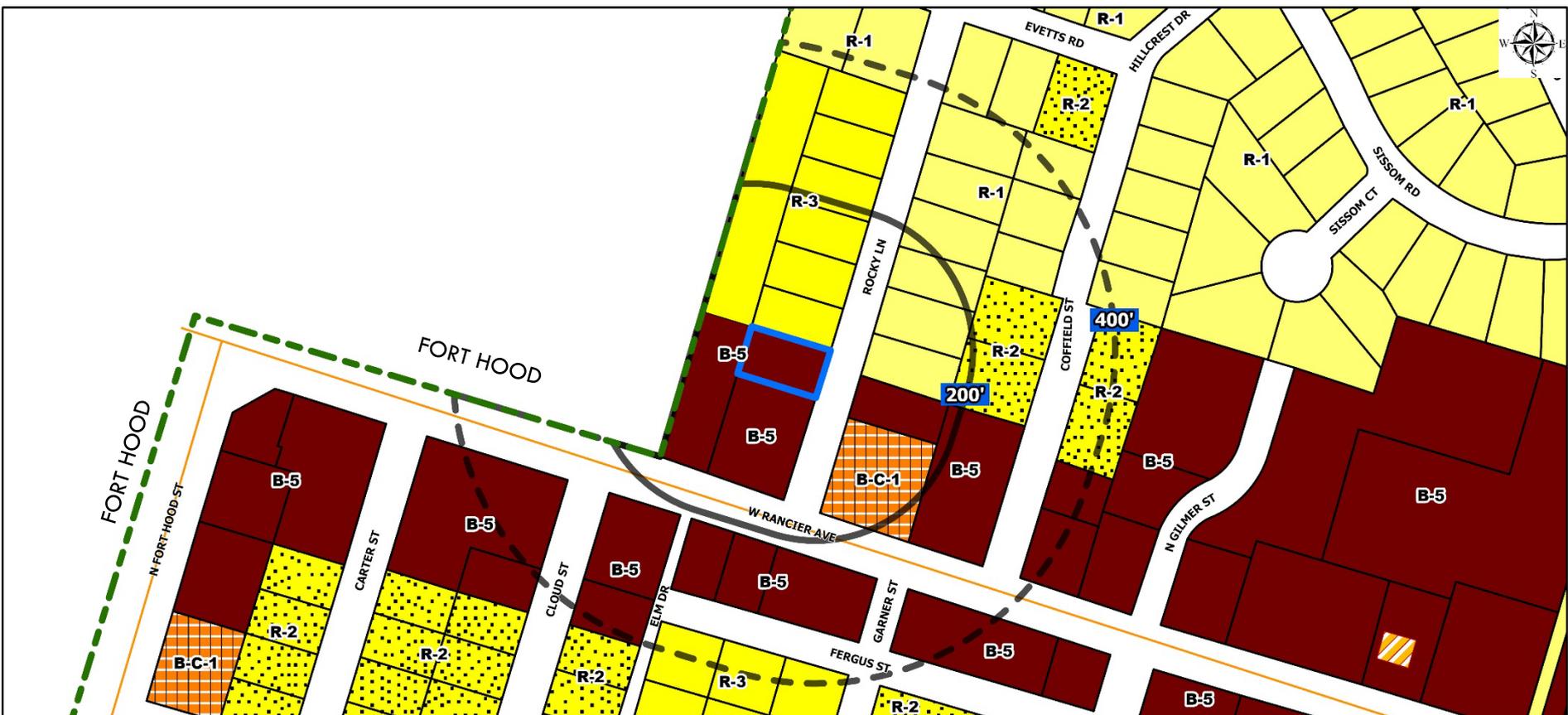


Comprehensive Plan Alignment

- This property is located within the 'Infill & Enhance' (IE) area on the Growth Sector Map and designated as 'Neighborhood Commercial' (NC) on the Future Land Use Map (FLUM) of the 2040 Comprehensive Plan.

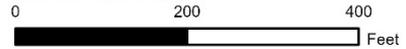
Public Notification

- The property owner was provided with a consent form to authorize the request.
- Staff notified property owners of forty-three (43) surrounding properties regarding this request.
- Staff has received no written responses regarding this request.



ZONING MAP

Council District: 1



Zoning Case 2026-02

B-5 TO R-1

Subject Property Legal Description: ERNEST BRIDGES SUBDIVISION, BLOCK 001, LOT 0001, & 12' X 115' STRIP ADJ ON N, ACRES .16

Staff Recommendation

- Staff recommends approval of this City-initiated request to rezone the subject property from “B-5” (Business District) to “R-1” (Single-Family Residential District).

Commission Recommendation

- At their regular meeting on February 9, 2026, the Planning and Zoning Commission recommended approval of the request by a vote of 4 to 0.