PH-25-034 July 15, 2025

CASE #Z25-15: "R-1" TO "B-3"

- Hold a public hearing and consider a request submitted by Tracy Epting on behalf of Marlboro Heights Missionary Baptist Church Inc. (Case# Z25-15) to rezone approximately 0.52 acres, being Lots 23, 24 and 25; Block 12, out of the Marlboro Heights Revised Addition, from "R-1" (Single-Family Residential District) to "B-3" (Local Business District).
- The subject properties are locally addressed as 3103 and 3105 Longview Drive and 706 Rev R A Abercrombie Drive, Killeen, Texas.

- Tracy Epting, on behalf of the Marlboro Heights Missionary Baptist Church Inc., has submitted a request to rezone the subject properties from "R-1" (Single-Family Residential District) to "B-3" (Local Business District).
- If approved, the applicant's request will allow for an accessory building to be placed in the rear of the property at 3105 Longview Drive by reducing the side and rear building setbacks.

- Per Sec. 31-188(a)(2), the side yard setback for a nonresidential use in "R-1" is twenty-five (25) feet; and the rear yard setback is also twenty-five (25) feet.
- If the property is rezoned to "B-3", the side yard setback would be fifteen (15) feet, and the rear yard setback would be ten (10) feet.
- These reduced setbacks will allow the property owner to place the desired accessory building at 3105 Longview Drive.

If approved, "B-3" (Local Business District) allows for allows for a variety of neighborhood commercial uses, including retail, restaurants, offices, personal service establishments, gas stations, convenience stores, banks, oil/lube stations, auto parts sales (new, at retail), mini/self-storage facilities, and other similar commercial uses.





Subject Property Legal Description: MARLBORO HEIGHTS REVISED (LTS 1-24 BLK 12, LTS 4-12 BLK 11), BLOCK 012, LOTS 0023 - 0025. TOTAL ACRES 0.52

View of the subject property from Longview Drive.



View from the subject property of Marlboro Heights Baptist Church.



View facing east down Longview Drive.



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View of the subject property facing west down Longview Drive.



- The subject property is located within the 'Neighborhood Infill' sector on the Growth Sector Map and designated as 'Residential Mix' on the Future Land Use Map (FLUM).
- The 'Residential Mix' place type allows for a use mix of up to 25% nonresidential and up to 95% residential.

Public Notification

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- Staff notified thirty-two (32) owners of surrounding properties regarding this request.
- To date, staff has received no written responses regarding this request.



Staff Findings

Staff finds that the applicant's request to rezone the property from "R-1" to "B-3" (Local Business District) is consistent with character of the area and with the recommendations outlined in the Killeen 2040 Comprehensive Plan.

Staff Recommendation

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Therefore, staff recommends approval of the applicant's request to rezone the properties from "R-1" (Single-Family Residential District) to "B-3" (Local Business District) as presented.

Commission Recommendation

At their regular meeting on June 9, 2025, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.