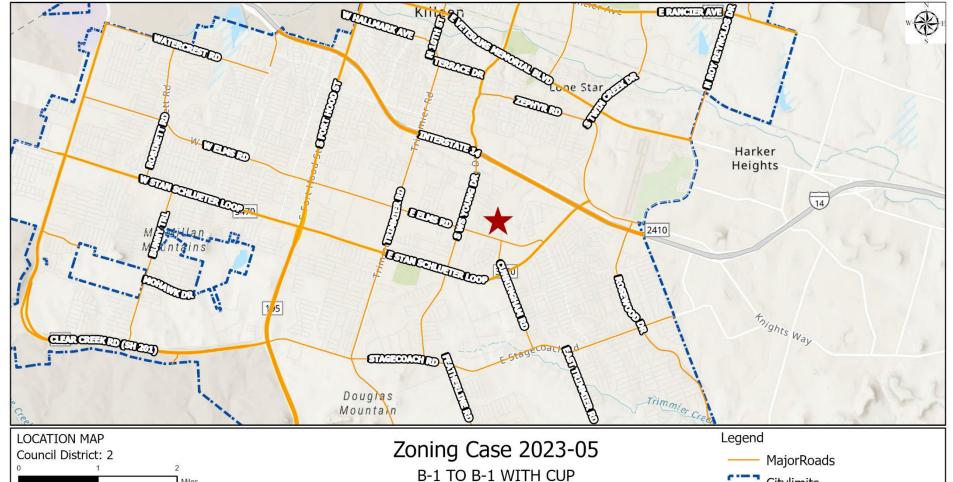
CASE #Z23-05: "B-1" TO "B-1" W/ CUP

4 April 18, 2023

- HOLD a public hearing and consider an ordinance requested Patrick Purifoy on behalf of P&T Enterprises (Case #Z23-05) to rezone approximately 6.43 acres out of the Passion For Christ Ministries Addition, Block 1, Lot 1, from "B-1" (Professional Business District) to "B-1" (Professional Business District) with a Conditional Use Permit (CUP) to allow for a daycare as a permitted use.
- □ The property is locally addressed as 3100 Little Nolan Road, Killeen, Texas.



Subject Property Legal Description: PASSION FOR CHRIST MINISTRIES ADDITION, BLOCK 001, LOT 0001, ACRES 6.43

Citylimits

Zoning Case Location



AERIAL MAP
Council District: 2
0 200 400

Zoning Case 2023-05
B-1 TO B-1 WITH CUP

Citylimits

Zoning Case

Subject Property Legal Description: PASSION FOR CHRIST MINISTRIES ADDITION, BLOCK 001, LOT 0001, ACRES 6.43

If approved, the applicant intends to lease to a daycare on the property.

## Comprehensive Plan Analysis

- Located within Killeen Development
   Zone #6.
- 'Residential Mix' promotes:
   up to 25% non-residential
   up to 95% residential uses
- 'Floodplain' promotes:
   up to NA% use mix
   Parks, Trails, & Passive Recreation



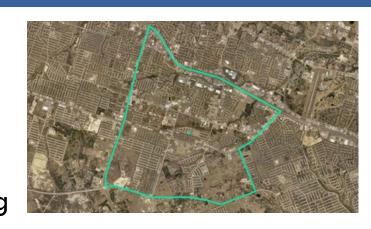
## Comprehensive Plan Analysis

Approximate current land use mix:

- □ 8% non-residential uses
- □ 92% residential uses

Approximate Zoning districts (excluding special districts)

- 10% agricultural
- □ 33% non-residential zoning districts
- □ 57% residential zoning districts



## Comprehensive Plan Analysis

- This request is consistent with 'Residential Mix' and 'Floodplain' designation on the FLUM. The applicant has not proposed any development within floodplain area.
- The request supports or furthers the following 2022 Comprehensive Plan recommendations:
  - **LU1** Use place types and complete neighborhoods as building blocks
  - □ LU3 Encourage incremental evolution of neighborhoods
  - **NH4** Build complete neighborhoods

- The property is within FEMA regulatory Special Flood Hazard Area (SFHA), Zone AE and Zone X.
- □ There is one other known wetland area on or adjacent to the property as identified on the National Wetlands Inventory as (PSS1C) a freshwater forested/shrub wetland habitat.



View of the subject property looking south (from Little Nolan Rd):

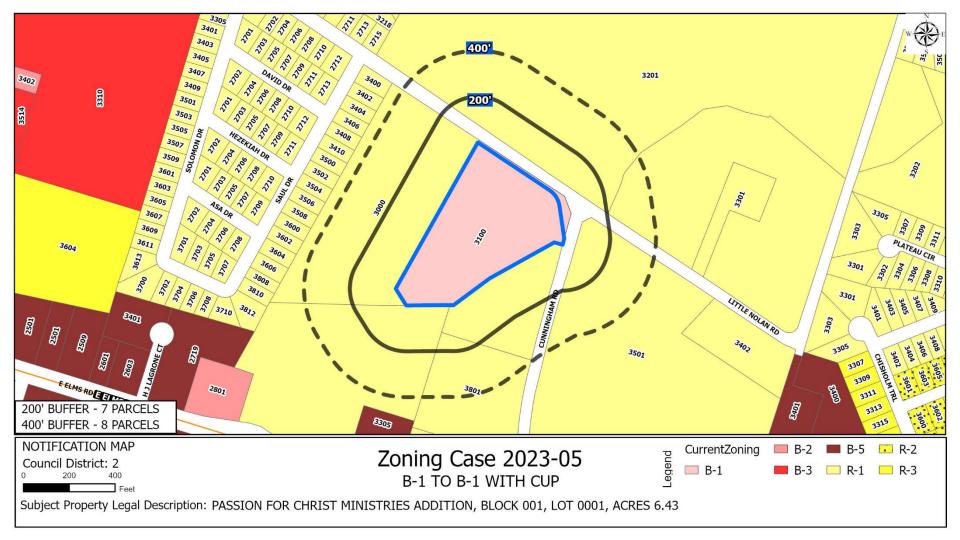


#### View of the surrounding property to the west:



#### **Public Notification**

- Staff notified seven (7) surrounding property owners regarding this request.
- Of those notified, one (1) property owner resides outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and none reside outside of Killeen.
- □ To date, staff has received zero (0) written response in opposition regarding this request.



### **Alternatives**

- The City Council has two (2) alternatives. The Council may:
  - Disapprove the applicant's CUP request; or
  - Approve the applicant's CUP request as presented.

### Staff Recommendation

Staff recommends approval of the applicant's request to rezone the property from "B-1" (Professional Business District) to "B-1" (Professional Business District) with a Conditional Use Permit (CUP) to allow for a daycare as a permitted use.

#### Commission Recommendation

At their regular meeting on March 20, 2023, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 8 to 0.