

MINUTES
PLANNING AND ZONING COMMISSION MEETING
October 16, 2023
CASE # Z23-25

“B-3” and “B-5” to “B-3” with a CUP and “B-5” with a CUP

HOLD a public hearing and consider a request submitted by JNW Architects, LLC behalf of SCI Texas Funeral Services, LLC dba Crawford-Bowers Funeral Home (**Case #Z23-25**) to rezone approximately 1.47 acres out of Part of Lot 1, Block 1 Crawford-Bowers Subdivision No. Two, from “B-3” (Local Business District) and “B-5” (Business District) to “B-3” (Local Business District) and “B-5” (Business District) with a Conditional Use Permit (CUP) to allow a crematorium as an allowable use. The property is locally addressed as 1613 S. Fort Hood St., Killeen, Texas.

Mr. Millard presented the staff report for this item. He stated that the purpose of this request is to allow the existing Crawford-Bowers Funeral Home to provide on-site cremation services. If approved, the applicant intends to construct a four thousand four hundred (4,400) square foot building on the rear of the property behind the existing funeral home and chapel. The proposed structure will include an office, retort (cremation chamber) area, cooler, a viewing area for loved ones, and a covered parking area. Hours of operation will be Monday through Friday from 8am to 5pm.

Mr. Millard stated that the A-300 retort exceeds all UL 2729 and NFPA 54, 86, and 70 standards and has two (2) burners that are able to reduce possible emissions and potential odors. This new addition to the business will follow all current Code of Ordinances.

Mr. Millard stated that the property is currently zoned as “B-3” (Local Business District) and “B-5” (Business District) and crematoriums are not permitted by-right in these districts. However, Mr. Millard mentioned that Killeen Code of Ordinance Sec. 31-456 allows the City Council to grant a Conditional Use Permit.

Mr. Millard stated that the request is consistent with the Killeen 2040 Comprehensive Plan. Therefore, staff recommends approval of the applicant’s request to rezone the subject property from “B-3” (Local Business District) and “B-5” (Business District) to “B-3” (Local Business District) and “B-5” (Business District) with a CUP (Conditional Use Permit) to allow a crematorium, as described in the letter of request and site plan provided by the applicant.

Mr. Keith Turner and Ms. Jennifer Walker were present to represent the request.

Commissioner Jones asked if the proposed crematorium would be used for pets, as well as humans. Mr. Turner stated that the crematorium would not be used to cremate pets.

Chairman Minor opened the public hearing at 5:45 p.m.

With no one wishing to speak, the public hearing was closed at 5:45 p.m.

Commissioner Jones moved to approve the request, as presented by staff. Commissioner Sabree seconded, and the motion passed by a vote of 6 to 0.