



## ZONING CASE #Z19-14: “R-1” & “R-3” TO “B-3”

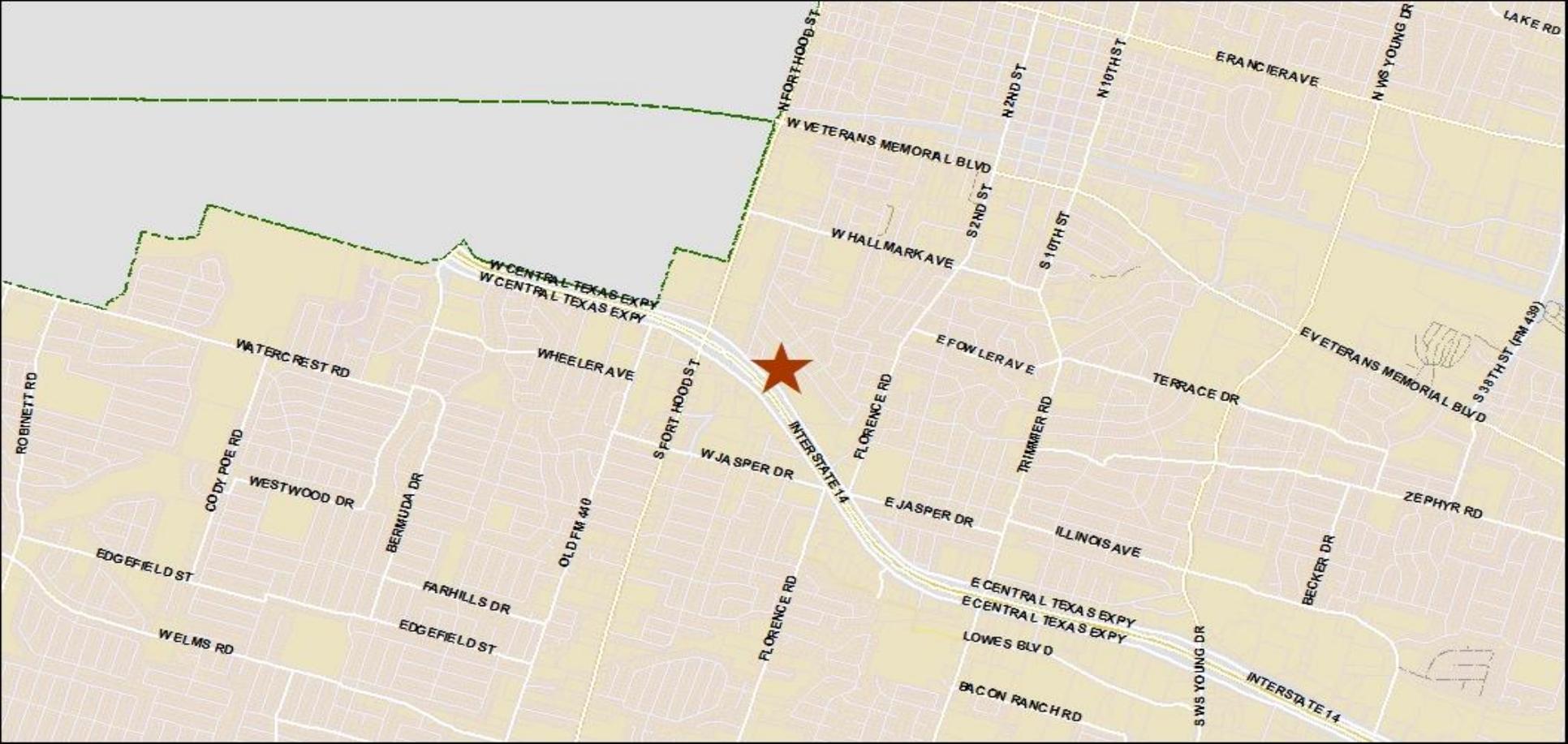
PH-19-023

July 16, 2019

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2

- Igor, L.L.C. (**Case #Z19-14**) has requested to rezone part of Lot 1, Block 14, Skyline Terrace 2<sup>nd</sup> Extension, from “R-1” (Single-Family Residential District) and “R-3” (Multifamily Residential District) to “B-3” (Local Business District).
- The property is addressed as 601 W. Central Texas Expressway, Killeen, Texas.



**Zoning Location Map**  
**Case: Z2019-14**

Council District: 3  
 FROM: R-1 AND R-3 TO B-3  
 1 inch = 2,500 feet

Subject Property Legal Description: SKYLINE TERRACE 2ND EXTENSION REPLAT (L 1-2 B 14, B PT 16), BLOCK 014, LOT 0001, ACRES 2.225

**LOCATION MAP**



**Zoning Case Location**



# Case # Z19-14: “R-1” & “R-3” TO “B-3”

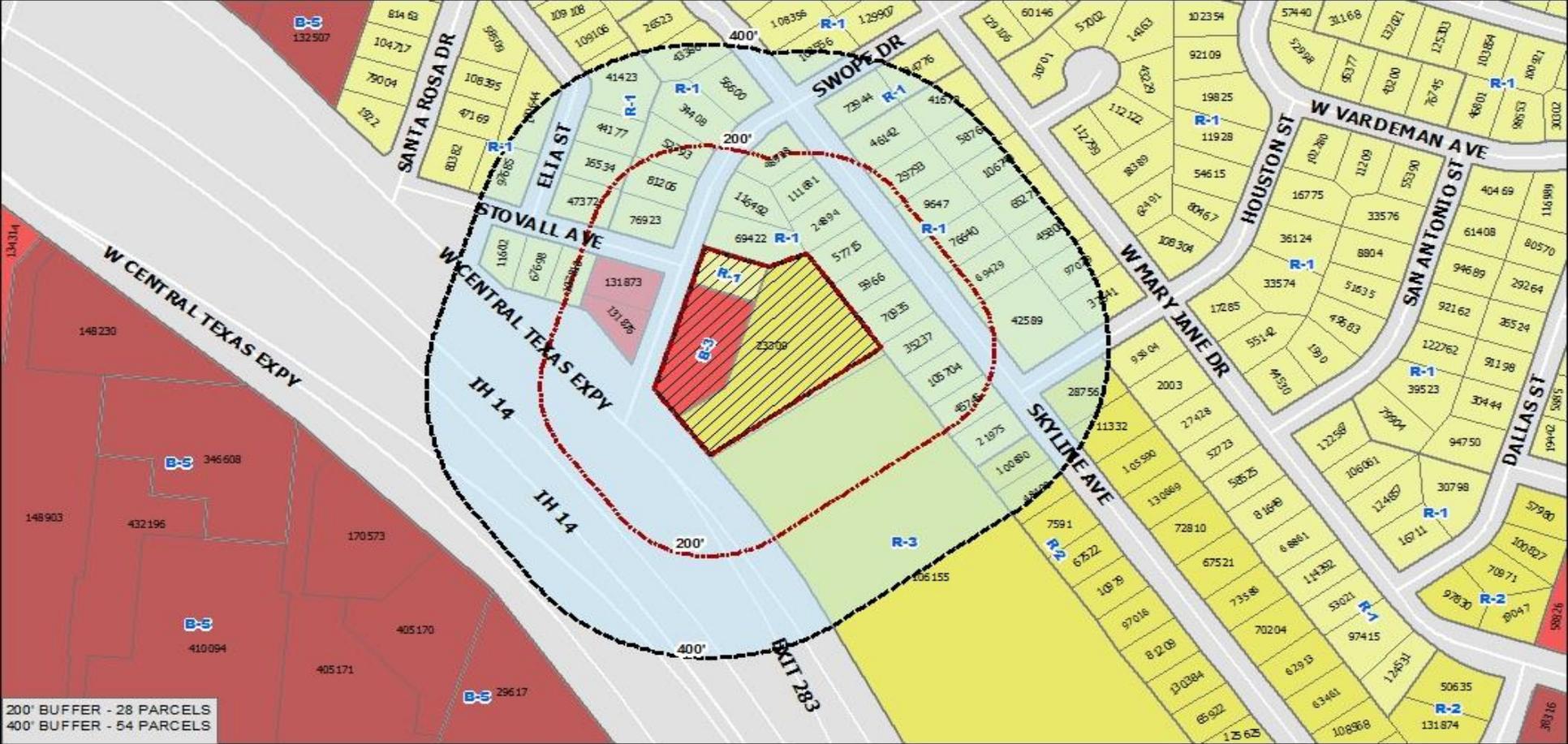
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- This area is designated as ‘General Commercial’ (‘GC’) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- ‘General Commercial’ recommended development types are:
  - Wide range of commercial, retail and service uses, at varying scales and intensities depending on the site.
  - Office (both large and/ or multi-story buildings and small-scale office uses depending on the site).
  - Public/ institutional
  - Parks and public spaces

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5

- Staff notified fifty-three (53) surrounding property owners within a four hundred feet (400') notification boundary.
- Staff has received no responses from surrounding property owners.



200' BUFFER - 28 PARCELS  
 400' BUFFER - 54 PARCELS

**Zoning Notification Plan**  
**Case: Z2019-14**

Council District: 3  
 FROM: R-1 AND R-3 TO B-3  
 1 inch = 250 feet

Subject Property Legal Description: SKYLINE TERRACE 2ND EXTENSION REPLAT (L 1-2 B 14, B PT 16), BLOCK 014, LOT 0001, ACRES 2.225

**ZONING CHANGE MAP**

**Legend**

- ZONING CASE LOCATION
- NOTIFICATION AREA
- Z19\_14\_200



# Alternatives

7

- The City Council has three (3) alternatives. The City Council may:
  - 1) approve the applicant's "B-3" zoning request;
  - 2) disapprove the applicant's "B-3" zoning request; or
  - 3) approve a more restrictive zoning district.

# Recommendations

- Staff recommends that the City Council approve the applicant's "B-3" zoning request.
- The Planning and Zoning Commission recommended approval of the applicant's "B-3" zoning request by a vote of 4 to 0.