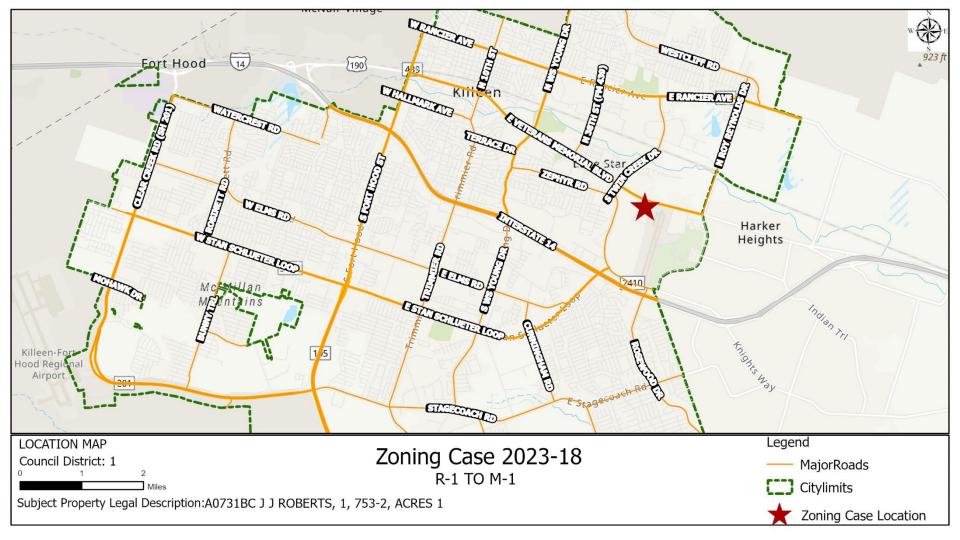
CASE #Z23-18: "R-1" TO "M-1"

August 15, 2023

- HOLD a public hearing and consider an ordinance requested by Julia Dorroh, on behalf of J-BREZ LLC Series B (Case #Z23-18), to rezone approximately 1.00 acre, being part of the J. J. Roberts Survey, Abstract No. 731, 753-2, from "R-1" (Single-Family Residential District) to "M-1" (Manufacturing District).
- □ The property is locally addressed as 5200 E. Veterans Memorial Blvd, Killeen, Texas.



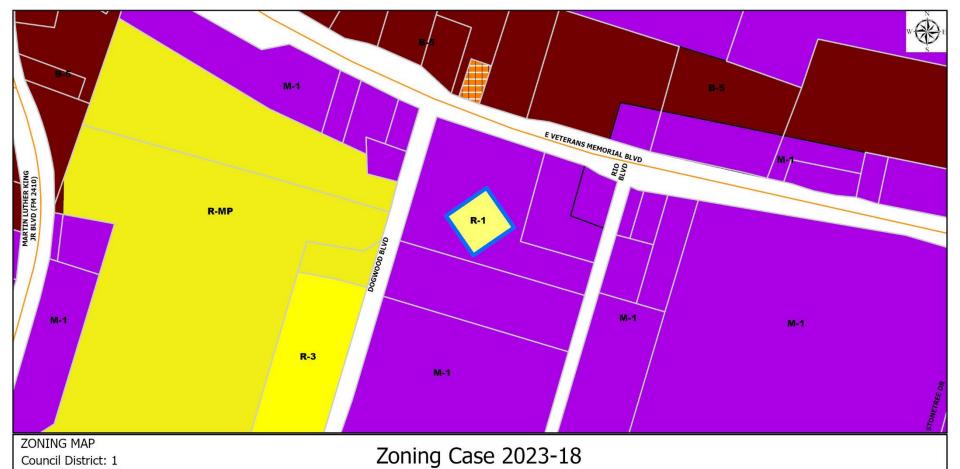


AERIAL MAP
Council District: 1
0 200 400

Zoning Case 2023-18 R-1 TO M-1



Subject Property Legal Description: A0731BC J J ROBERTS, 1, 753-2, ACRES 1



O 200 400 R-1 TO M-1

Subject Property Legal Description:A0731BC J J ROBERTS, 1, 753-2, ACRES 1

The purpose of the request is to change the zoning of the subject property to make it consistent with the surrounding "M-1" (Manufacturing District) zoning. The property owner's intent is to develop the entire 10.56 acre property as light industrial.

# Comprehensive Plan Analysis

- 'Neighborhood Infill' Growth Sector
- Killeen Development Zone #3
- Approximately 10% non-residential uses and 90% residential uses of current land use mix
- Approximately 48% non-residential zoning districts and 52% residential zoning districts



# Comprehensive Plan Analysis

- □ This request is consistent with the 'Industrial' designation of the Future Land Use Map (FLUM).
- 'Industrial' promotes a use mix of up to 100% non-residential and 10% residential uses.
- 'Industrial' place types includes areas intended for industrial uses that vary from technology industry to manufacturing uses.

- The request is supports or furthers the implementation of the following Comprehensive Plan recommendations:
  - LU3 Encourage incremental evolution of neighborhoods
  - □ LU4 Prioritize infill and revitalization in North Killeen

#### **Environmental Assessment**

The property is not within any FEMA regulatory Special Flood Hazard Area (SFHA). There are no other known wetland areas on or adjacent to the property as identified on the National Wetlands Inventory.

View of the subject property looking south:

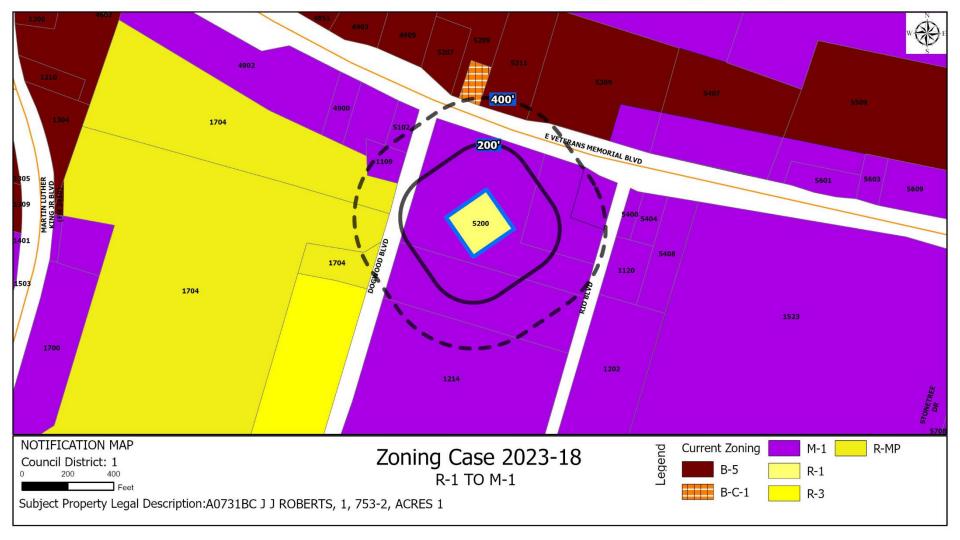


View of the surrounding property looking north:



#### **Public Notification**

- Staff notified twelve (12) surrounding property owners regarding this request.
- Of those notified, nine (9) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and eight (8) property owners reside outside of Killeen.
- To date, staff has received zero (0) written response regarding this request.



### **Alternatives**

- The City Council has three (3) alternatives. The Council may:
  - Disapprove the applicant's request;
  - Approve a more restrictive zoning district than requested; or
  - Approve the applicant's request as presented.

## Staff Recommendation

- □ Staff supports the applicant's intent to rezone the one acre "R-1" portion to make it consistent with the surrounding zoning given the existing character of the surrounding property. The request is consistent with the Future Land Use Map (FLUM).
- □ Therefore, staff recommends approval of the applicant's request to rezone the subject property from "R-1" (Single-Family Residential District) to "M-1" (Manufacturing District) as presented.

### Commission Recommendation

At their regular meeting on July 17, 2023, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 4 to 0.