



ZONING CASE #Z18-24 “R-3” TO “R-3”
WITH A C.U.P.

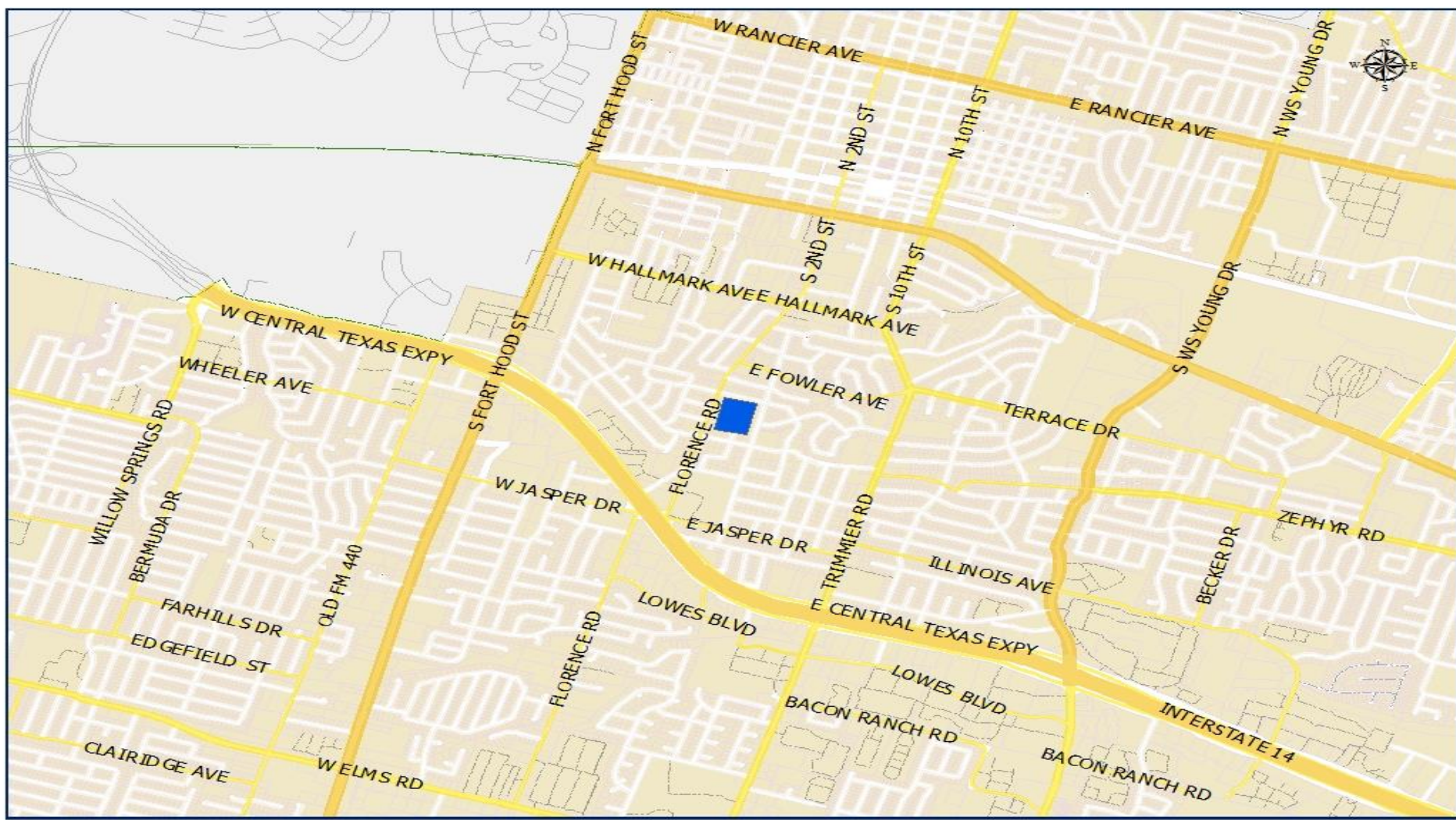
PH-18-038

April 2, 2019

Case #Z18-24 - “R-3” to “R-3” with a C.U.P.

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- Titan Towers, L.P. has submitted this request on behalf of Abundant Life Church of God of Bell County, Texas to rezone part of Lot 1, Block 1, Abundant Life Acres, from “R-3” (Multifamily Residential District) to “R-3” (Multifamily Residential District) with a Conditional Use Permit (C.U.P.) for a 150’ tall monopole communication structure.
- The property is locally known as 1210 Florence Road, Killeen, Texas.



W RANCIER AVE

E RANCIER AVE

N FORT HOOD ST

N 2ND ST

N 10TH ST

N WS YOUNG DR

S 2ND ST

S 10TH ST

W HALLMARK AVE

W CENTRAL TEXAS EXPY

WHEELER AVE

E FOWLER AVE

TERRACE DR

WILLOW SPRINGS RD
BERMUDA DR

S FORT HOOD ST

W JASPER DR

FLORENCE RD

E JASPER DR

TRIMMER RD

ZEPHYR RD

OLD FM 440

FARHILLS DR

EDGEFIELD ST

ILLINOIS AVE

BECKER DR

LOWES BLVD

E CENTRAL TEXAS EXPY

CLAIRIDGE AVE

WELMS RD

FLORENCE RD

LOWES BLVD

BACON RANCH RD

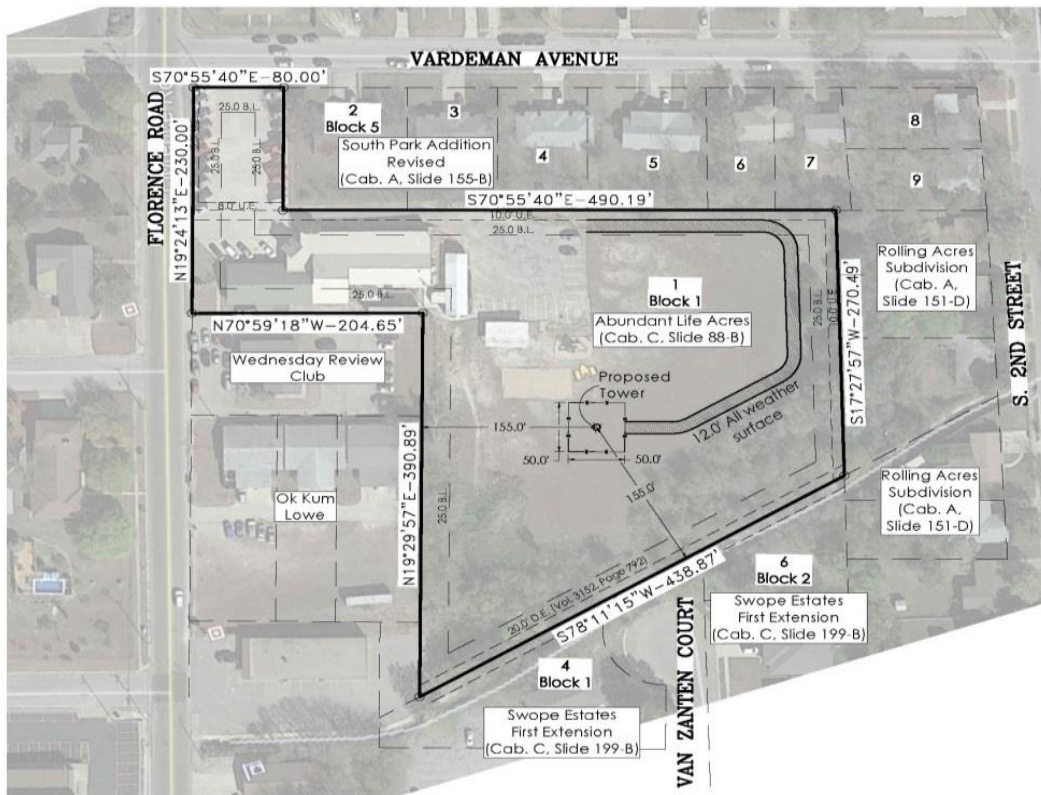
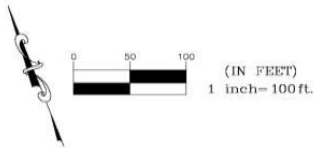
INTERSTATE 14

BACON RANCH RD

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- The monopole is proposed to be located approximately 155’ from the west and south property lines and approximately 310’ from Florence Road.
- The monopole will be located within a 50’ by 50’ enclosure, which will be accessed via an all-weather surface.



NOTE:

1. Boundary shown is based on record information and is not intended to represent an on the ground survey.
2. Screening shall be provided on the north and east sides of the Communication Facility, in accordance with Sec. 31-606 of the City of Killeen Code of Ordinances.

No.	DATE	REVISIONS	BY
1	10/30/18	ADD NOTE 2	AR
		REMARKS	

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**LOT 1, BLOCK 1
ABUNDANT LIFE ACRES
KILLEEN, BELL COUNTY, TEXAS**

**TOWER SITE PLAN
CONDITIONAL USE PERMIT**

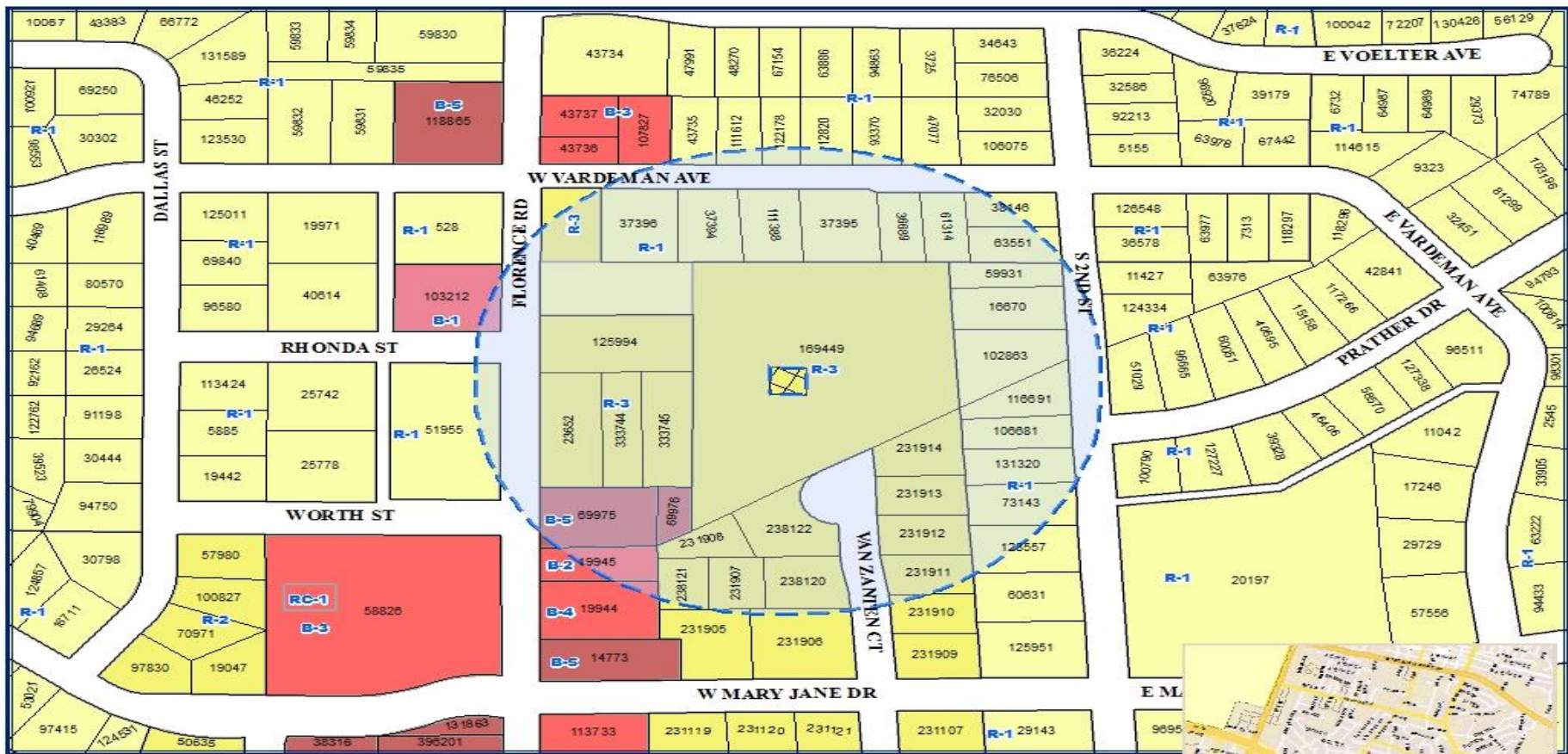
MITCHELL & ASSOCIATES, INC.
ENGINEERING & SURVEYING
102 N. COLLEGE STREET
KILLEEN, TEXAS 76541
PHONE: (254) 634-5541 FAX: (254) 634-2141
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM REGISTRATION NO. 3241
T. E. P. L. S. FIRM REGISTRATION NO. 100264-00



DATE: June 18	AREA: "As	REV: DMSD
SCALE: AS SHOWN	LOTS: 1	DWG # 18-161-B-X
DRAWN BY: PRB	BLK: 1	SHEET C1

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- ❑ The land is designated as ‘Residential Mix’ (R-Mix) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- ❑ The R-Mix designation allows a mixture of residential types and densities, public/ institutional uses as well as parks and public spaces.
- ❑ The applicant’s Conditional Use Permit request does not trigger a change to the Future Land Use Map (FLUM).



Zoning Case Notification Plan

Case Z-2018-24

Council District: 3

R-3 TO R-3 W/ CUP

1 inch = 200 feet

Subject Property Legal Description: ABUNDANT LIFE ACRES, BLOCK 001, LOT 0001

Legend



400 Ft Notification Area



Zoning Case Location



Killeen City Limits



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- The staff notified forty-six (46) surrounding property owners within the 400' notification boundary. Staff received one (1) protest from the Fredericks, who owns 1405 S. 2nd Street, Killeen, Texas.
- The Planning and Zoning Commission (by a vote of 6 to 1) recommended approval of the applicant's request for a Conditional Use Permit (C.U.P.) for a proposed 150' tall monopole communications structure with the allowance of chain-link fencing as an acceptable screening device along the west and south project site.