



**ZONING CASE #Z17-20**  
**“R-1” TO “B-3”**

PH-17-040B

September 5, 2017



# ZONING CASE #Z17-20

- The property is a tract consisting of approximately 3.754 acres
- The property is currently zoned “R-1”
- The property is located on the north side of Watercrest Road, north of the intersection of Watercrest Road and Cody Poe Road in Killeen, Texas.



## Exhibit 1. Zoning map

3.754 acre tract generally located on the north side of Watercrest Road, north of the intersection of Watercrest Road and Cody Poe Road in Killeen, Texas.

# ZONING CASE #Z17-20

- ❑ The property is designated as ‘Rural’ (R) on the Comprehensive Plan’s Future Land Use Map (FLUM); the zoning request is not consistent with the FLUM
- ❑ The applicant submitted a concurrent FLUM amendment request for ‘General Commercial’ (GC). The Planning and Zoning Commission recommended approval of the request for ‘General Commercial’ (GC) by a vote of 4 to 1
- ❑ The Planning and Zoning Commission recommended approval (3-2 vote) of rezoning the entire 3.754 acres from “R-1” to “B-3”

# ZONING CASE #Z17-20

- ❑ Staff notified twenty-six (26) surrounding property owners regarding this request
- ❑ Staff received nine (9) signatures in opposition, seven (7) of which are official protestors. These protests amount to thirty (30) percent of the notification area.
- ❑ Staff also received one letter in support of the request
- ❑ Pursuant to Killeen Code of Ordinances Chapter 31-39(d), the proposed zoning change shall not become effective except by the favorable vote of three-fourths (3/4) of all the members of the City Council