



CASE #Z23-25:

“B-3” & “B-5”

TO “B-3” & “B-5” W/CUP

PH-23-059

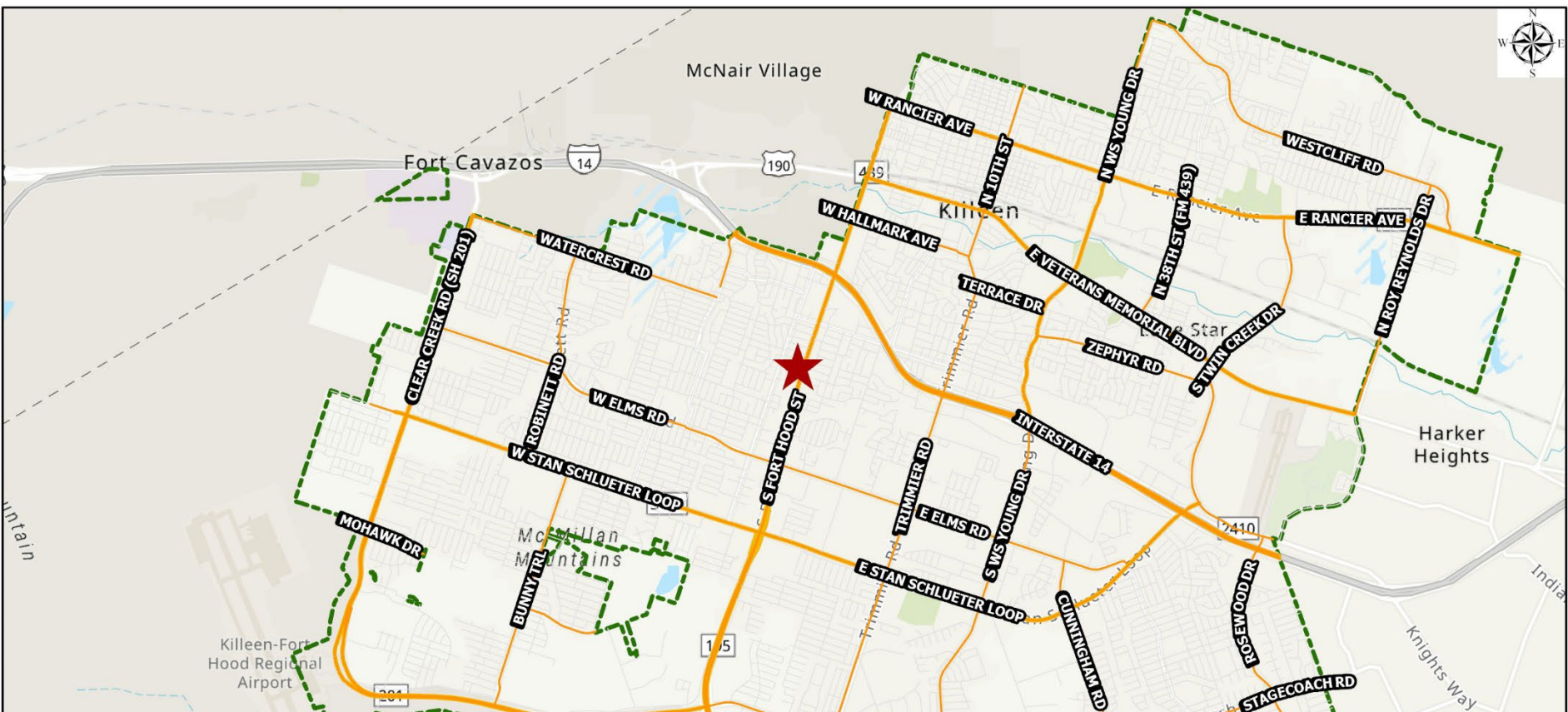
November 14, 2023

Case #Z23-25

- ❑ **HOLD** a public hearing and consider a request submitted by JNW Architects, LLC on 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) for a crematorium.

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- ❑ The subject property is locally addressed as 1615 South Fort Hood Street.
- ❑ The purpose of this request is to allow the existing Crawford-Bowers Funeral Home to provide on-site cremation services.



LOCATION MAP

Council District: 3

0 1 2 Miles

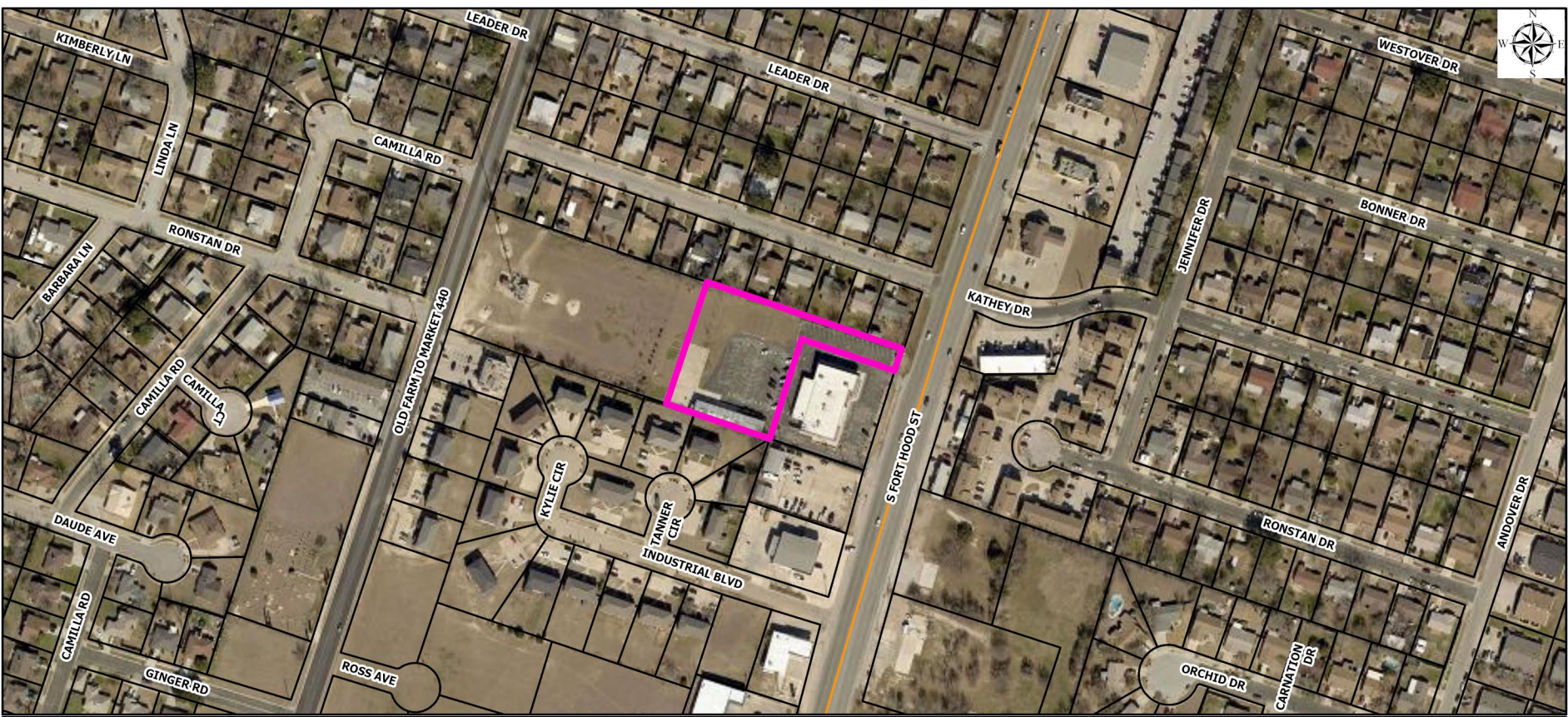
Subject Property Legal Description: CRAWFORD-BOWERS SUBDIVISION NO TWO, BLOCK 001, LOT PT 1,
(E 417.68' X 46.51' X 209.96' X 212.34' X 258.58' OF 1), ACRES 1.47

Zoning Case 2023-25

B-3, B-5 TO B-3 W/ CUP, B-5 W/ CUP

Legend

- Major Roads
- City Limits
- Zoning Case Location



AERIAL MAP
Council District: 3
0 200 400
Feet

Zoning Case 2023-25

B-3, B-5 TO B-3 W/ CUP, B-5 W/ CUP

Legend
 Citylimits

Subject Property Legal Description: CRAWFORD-BOWERS SUBDIVISION NO TWO, BLOCK 001, LOT PT 1,
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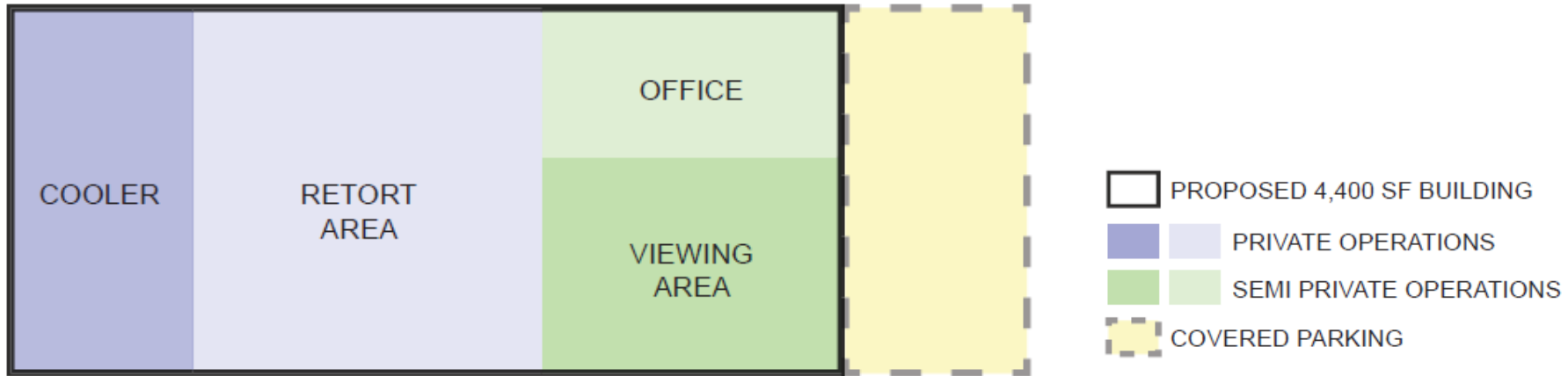
- If approved, the applicant intends to construct a 4,400 square foot building at the rear of the property, behind the existing funeral home and chapel.
- The proposed structure will include an office, retort (cremation chamber) area, cooler, a viewing area for loved ones, and a covered parking area.
- Hours of operation will be Monday through Friday from 8am to 5pm.



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Proposed building concept plan:



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- The A-300 retort, sold by American Crematory Equipment Company, exceeds all UL 2729 and NFPA 54, 86, and 70 Standards and has two (2) burners that work to reduce emissions and potential odors.
- The proposed building will meet all current zoning regulations, including landscaping and architectural standards.

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A-300

TALE OF THE TAPE

Length	10'2" (3.10m)
Width	8'0" (2.44m)
Height	9'4" (2.84m)
Install Height	8'min (2.44m)
Weight	32,000 Lbs.
Case Capacity	800 Lbs.

AMERICANCREMATORY.COM

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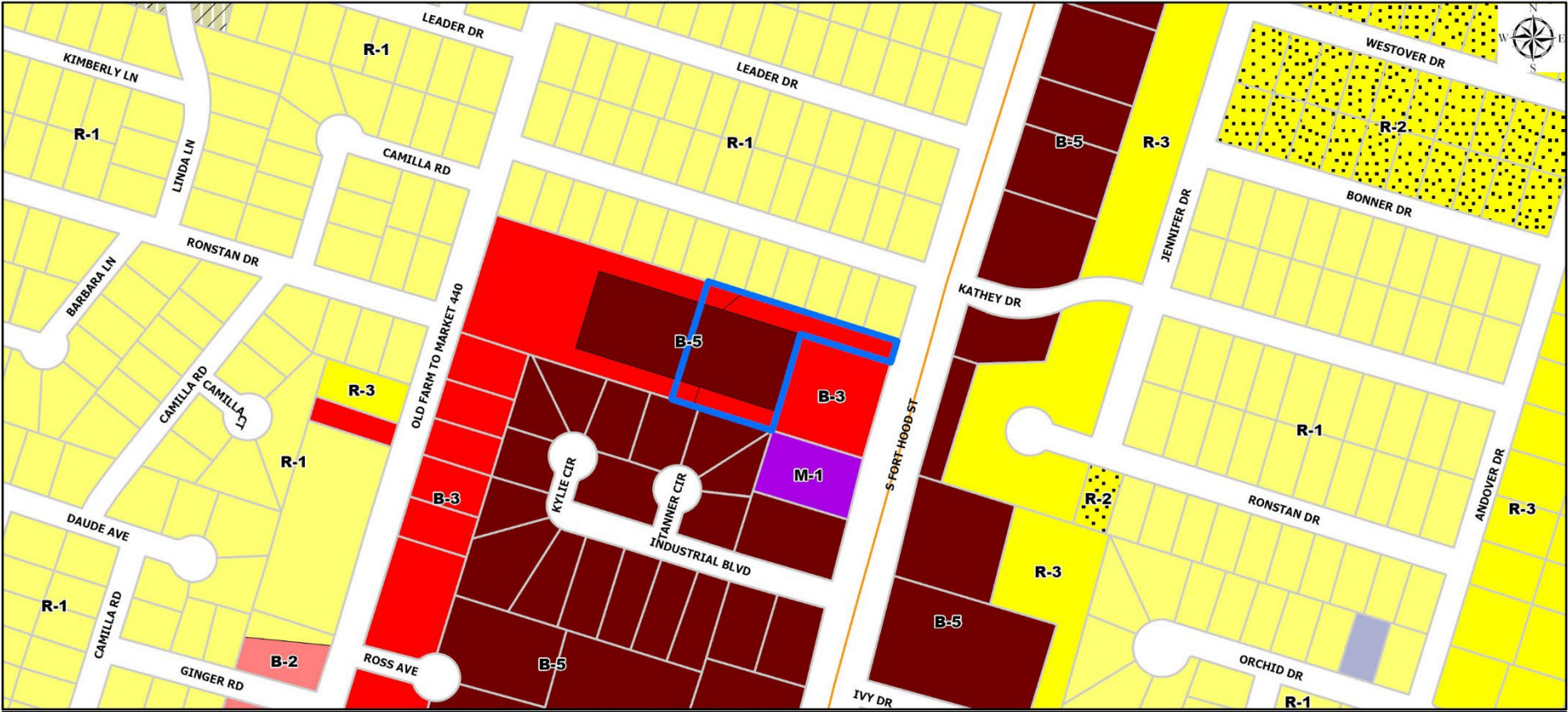
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- The subject property is currently zoned “B-3” (Local Business District) and “B-5” (Business District).
- Per Sec. 31-416(21), crematoriums are permitted by-right only in the “M-1” (Manufacturing) zoning district.

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- Per Sec. 31-456(a): “The purpose of the conditional use permit process is to identify those land uses that may be appropriate within a zoning district but, due to their location, function or operation, could have a harmful impact on adjacent properties or the surrounding area, and to provide a procedure whereby such uses may be permitted by further restricting or conditioning the same so as to mitigate or eliminate such potential adverse impacts. The conditional use permit runs with the land, regardless of ownership, until termination of the permit.”



ZONING MAP
Council District: 3
0 200 400
Feet

Zoning Case 2023-25

B-3, B-5 TO B-3 W/ CUP, B-5 W/ CUP

Subject Property Legal Description: CRAWFORD-BOWERS SUBDIVISION NO TWO, BLOCK 001, LOT PT 1,
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View of the subject property facing west:



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View of the subject property facing north:



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View of the adjacent property to the east, across S. Fort Hood St.:



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View from the subject property, facing south:



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View of the subject property where the structure will be located:



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View of the subject property where the structure will be located:



Comprehensive Plan Analysis

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- The subject property is designated as 'Regional Commercial' on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The 'Regional Commercial' place type is identified by a principal focus on auto-oriented traffic. Typical uses include regional businesses such as restaurants, retail, gas stations, and offices.
- 'Regional Commercial' allows up to 100% non-residential, and up to 50% residential uses.

Comprehensive Plan Analysis

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- This request supports or furthers the following Killeen 2040 Comprehensive Plan recommendations:
 - ▣ **LU2** – Improve the fiscal productivity of development.
 - ▣ **LU3** – Encourage incremental evolution of neighborhoods.

Comprehensive Plan Analysis

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- **Big Idea #1** states: “Resource stewardship and fiscally responsible growth ensure a more prosperous community for the long haul.”
- Accordingly, new growth and development should be undertaken only if it benefits current residents and businesses and strengthens the community’s vibrancy and relevance over time.

Comprehensive Plan Analysis

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- ❑ The subject property is located within Development Zone #4.
- ❑ The current land use mix includes:
 - ▣ 16% non-residential uses
 - ▣ 84% residential uses
- ❑ Zoning district breakdown in DZ#4:
 - ▣ 33% non-residential zoning districts
 - ▣ 66% residential zoning districts
 - ▣ 1% special districts



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- The property is not within any FEMA regulatory Special Flood Hazard Areas (SFHA). There are no known wetland areas on or adjacent to the property.

Public Notification

- Staff notified seventy (70) surrounding property owners regarding this request. Of those property owners notified, thirty-three (33) reside outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and thirty-one (31) reside outside of Killeen.
- To date, staff has received no written responses regarding this request.



0 200 400

Feet







B-3, B-5 TO B-3 W/ CUP, B-5 W/ CUP

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Current Zoning

 B-2

 B-3

 B-5
  R-2
 M-1
  R-3
 R-1
  SUP

Alternatives

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- ❑ The City Council has three (3) alternatives. The Council may:
 - ❑ Disapprove the applicant's CUP request;
 - ❑ Approve the applicant's CUP request with conditions; or
 - ❑ Approve the applicant's CUP request as presented.

Staff Recommendation

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- Staff finds that the request is consistent with the recommendations of the Killeen 2040 Comprehensive Plan.
- Further, staff is of the determination that approval of the applicant's request would have no negative impacts on the surrounding properties.

Staff Recommendation

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- 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.

Commission Recommendation

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- At their regular meeting on October 16, 2023, the Planning and Zoning Commission recommended approval of the applicant's CUP request by a vote of 6 to 0.