



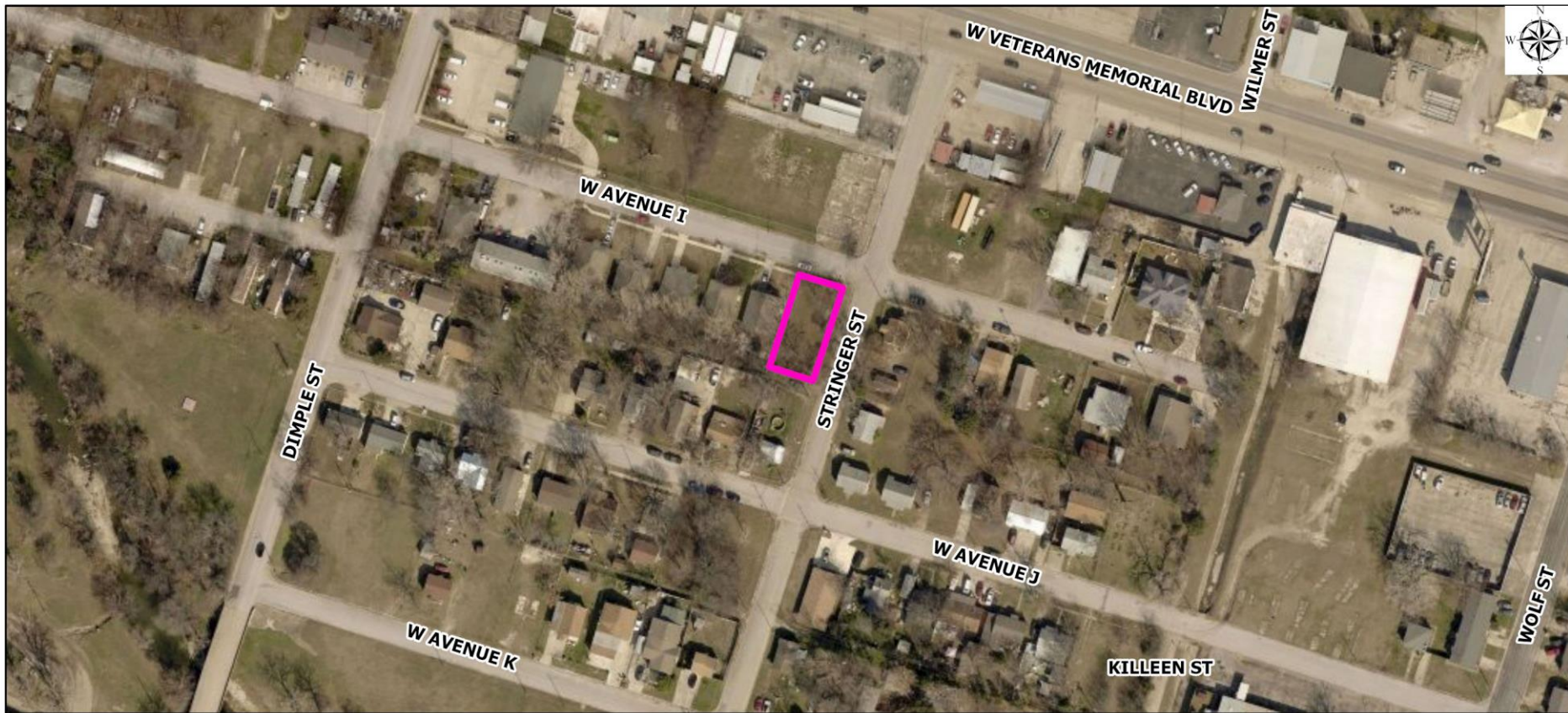
CASE#Z21-37: “B-5” TO “R-1”

PH-22-002

January 4, 2022

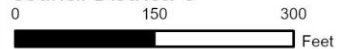
Case #Z21-37: “B-5 to “R-1”

- ❑ **HOLD** a public hearing and consider a request submitted by Connie Stokes on behalf of Barbara Trevino (**Case #Z21-37**), to rezone approximately 0.122 acre out of the Stringer Addition, Lot 10, Block 5 from “B-5” (Business District) to “R-1” (Single-Family Residential District).
- ❑ The property is addressed as 201 Stringer Street, Killeen, Texas.



Attachment #3

Council District: 3



Subject Property Legal Description: STRINGER ADDITION, BLOCK 005, LOT 0010

Zoning Case 2021-37

B-5 TO R-1

Legend

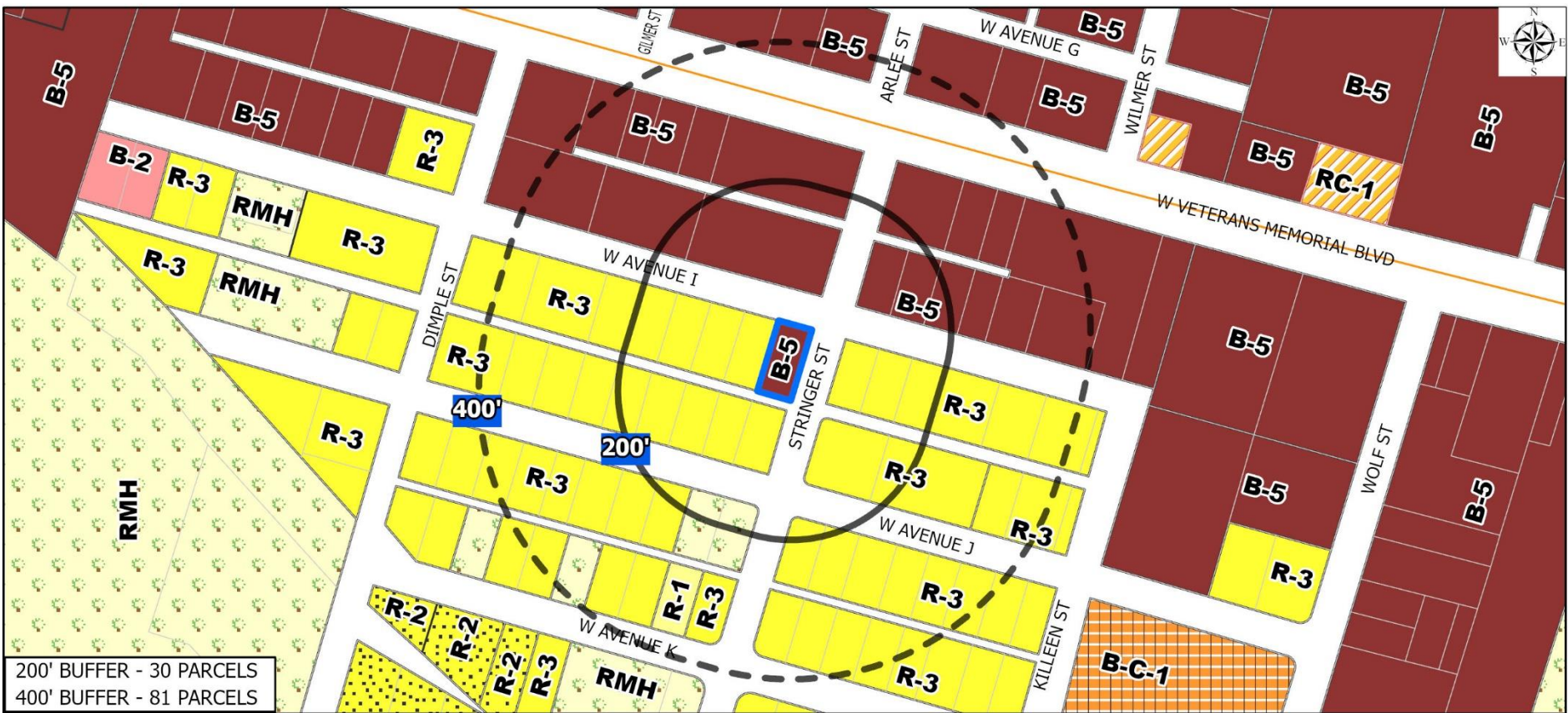
 Citylimits

 Zoning Case 2021

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- If approved, the applicant intends to list the property for sale with a realtor.
- The subject property is designated as ‘General Residential (GR) on the Future Land Use Map (FLUM).
- Staff finds that the request is consistent with the FLUM.



200' BUFFER - 30 PARCELS
400' BUFFER - 81 PARCELS

Attachment #4

Zoning Map

Council District: 3

Subject Property Legal Description: STRINGER ADDITION, BLOCK 005, LOT 0010

Zoning Case 2021-37

B-5 TO R-1



Staff Findings

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- The character of the area is predominantly single-family. Although they are zoned “R-3”, the existing homes to the east, south, and west of the subject property are all single-family homes.
- Staff finds that the applicant’s request is consistent with the surrounding land uses and prevailing community character.

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View of the subject property from Stringer Street:



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Adjacent property to the north (vacant commercial property) zoned “B-5”:



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Adjacent property to the west (single-family homes zoned “R-3”):



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Adjacent property to the east (single-family homes zoned “R-3”):



Public Notification

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- Staff notified eighty (80) surrounding property owners regarding this request.
- Of those notified, twenty-one (21) properties are located outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and fifty-one (51) property owners reside outside of Killeen.
- To date, staff has received one (1) written response in support of this request.

Alternatives

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

Recommendations

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- ❑ Staff recommends approval of the applicant's request to rezone the property from "B-5" (Business District) to "R-1" (Single-Family Residential District) as presented.
- ❑ At their regular meeting on December 6, 2021, the Planning and Zoning Commission recommended approval of the applicant's request to rezone the property from "B-5" (Business District) to "R-1" (Single-Family Residential District) by a vote of 6 to 0.