



CASE #Z22-07: “R-3” TO “B-5”

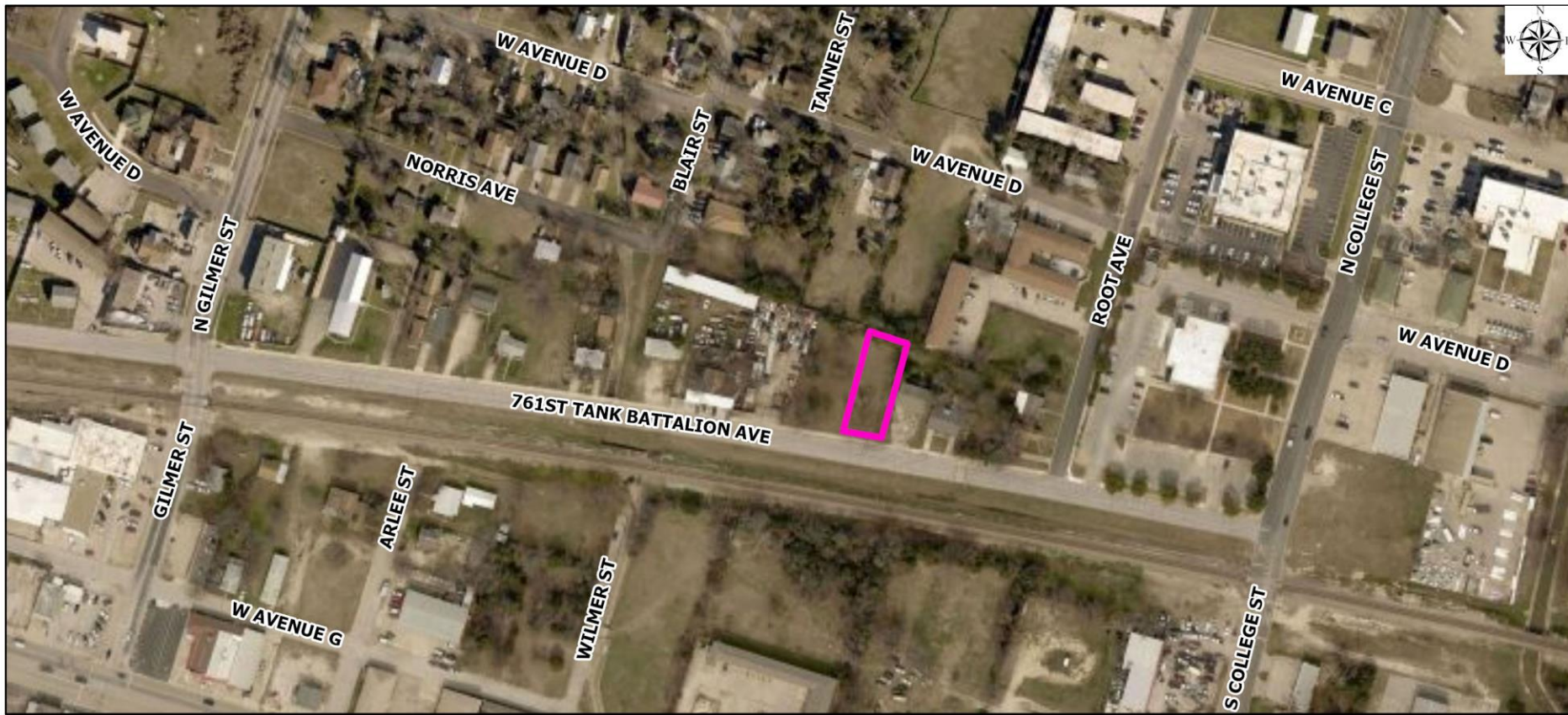
PH-22-018

March 1, 2022

## Case #Z22-07: “R-3” to “B-5”

- ❑ **HOLD** a public hearing and consider a request submitted by Russell Davis (**Case #Z22-07**), to rezone approximately 0.22 acres out of the Spofford Addition, Block D, part of Lot 8, from “R-3” (Multifamily Residential District) to “B-5” (Business District).
- ❑ The property is locally addressed as 409 761<sup>st</sup> Tank Battalion Avenue, Killeen, Texas.





Attachment #3

Council District: 1



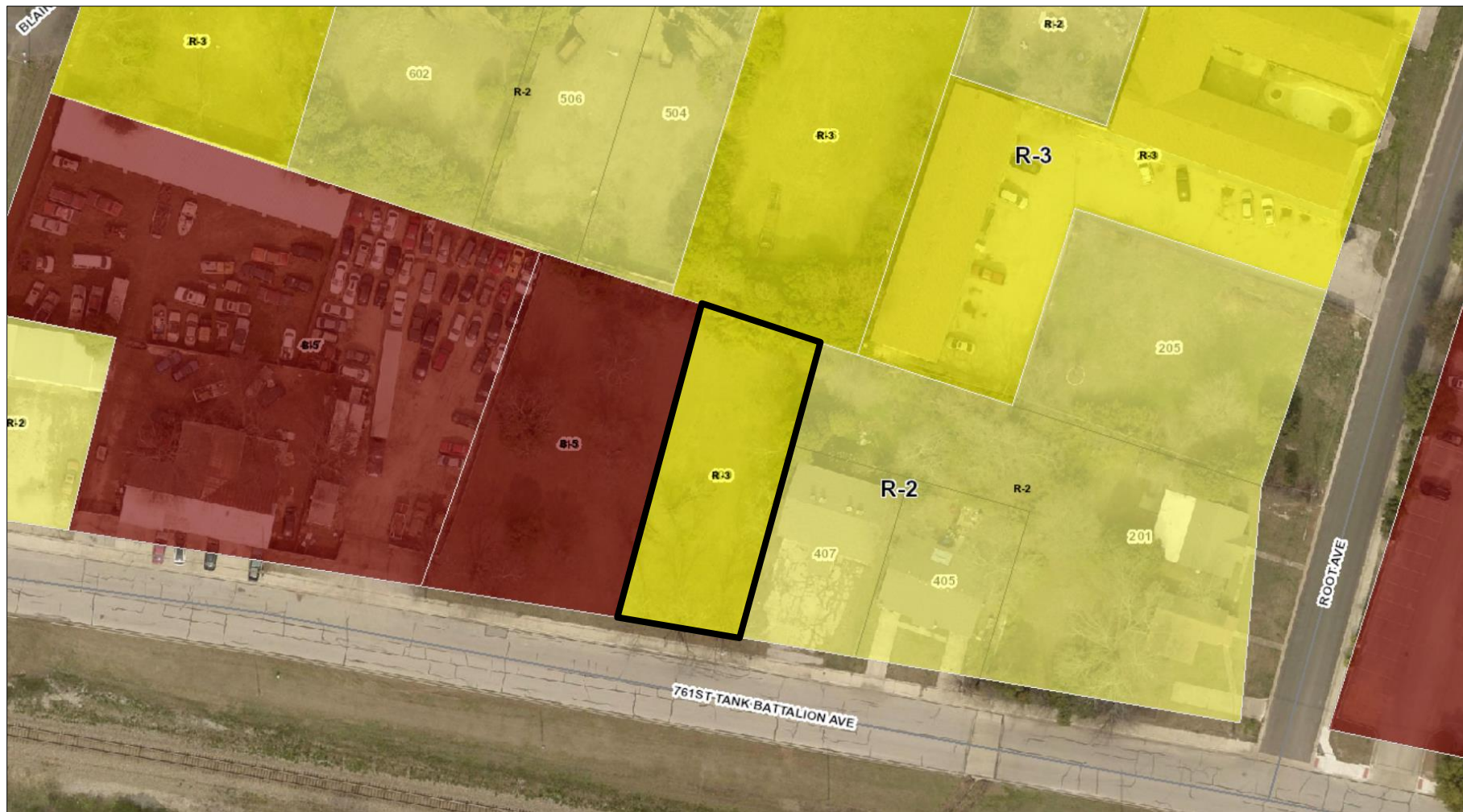
Subject Property Legal Description: SPOFFORD, BLOCK 00D, LOT PT 8, (120' X 70' X 110' X 70'), 765-87

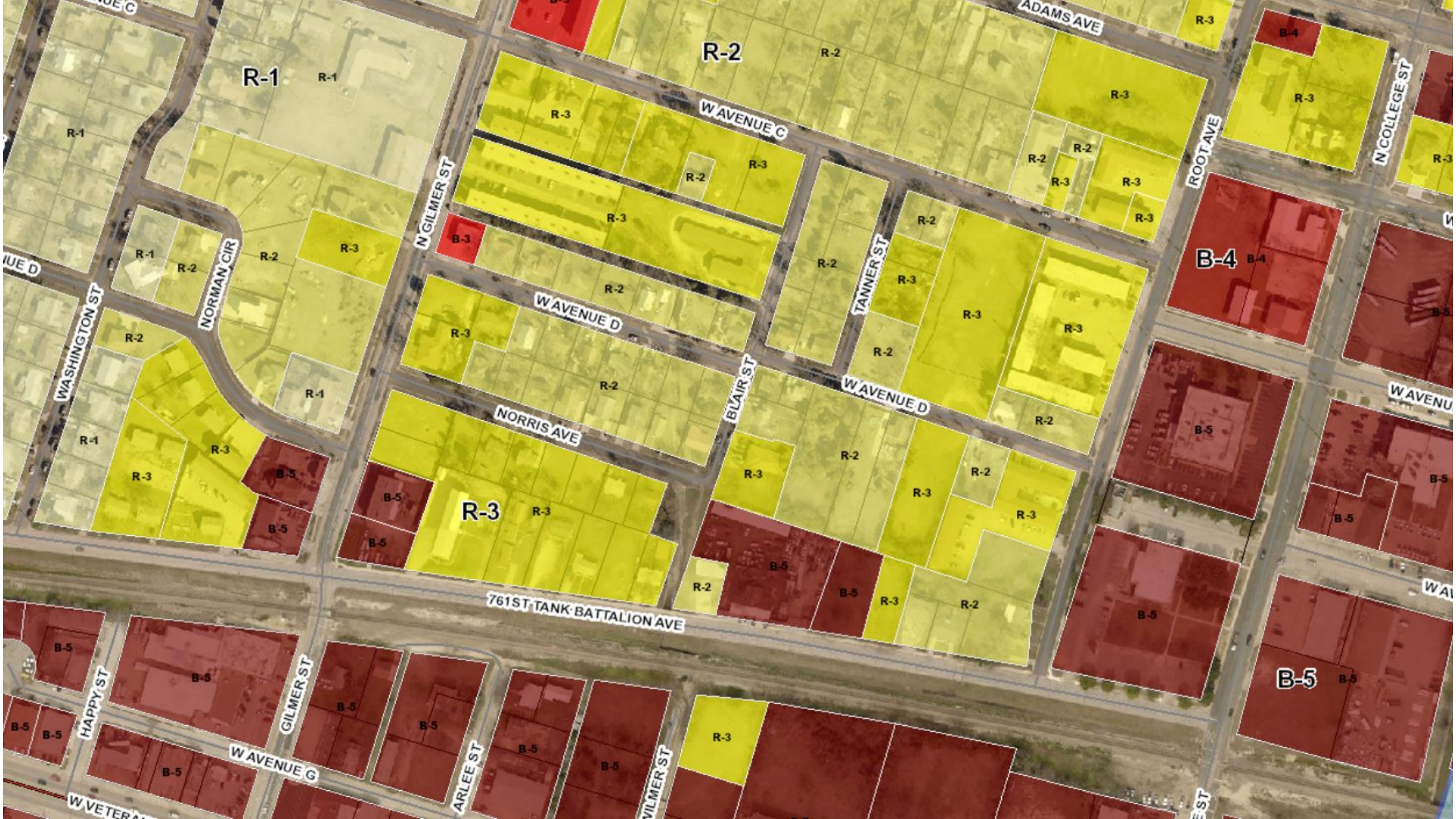
## Zoning Case 2022-07

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Legend

- Citylimits
- Zoning Case 2022





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- If approved, the applicant intends to use the property for additional parking and vehicle storage for their existing towing and automotive business.

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- The subject property is designated ‘Residential Mix’ (R-MIX) on the Future Land Use Map (FLUM).
- The ‘R-MIX’ designation encourages:
  - ▣ Mix of residential types and densities;
  - ▣ Public/institutional uses; and
  - ▣ Parks and public spaces.

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- This request is not consistent with the Future Land Use Map (FLUM). However, the applicant has submitted a concurrent FLUM amendment request from ‘Residential Mix’ (R-MIX) to ‘General Commercial’ (GC).

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- 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.

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View of the subject property from 761<sup>st</sup> Tank Battalion Ave:



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View of the adjacent property to the east (zoned “R-2”):



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View of the adjacent property to the west (zoned “B-5”):



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View of the adjacent property to the north (zoned “R-3”):



# Public Notification

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- ❑ Staff notified thirty-six (36) 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 fourteen (14) property owners reside outside of Killeen.
- ❑ To date, staff has received no written responses regarding this request.



Attachment #4

Zoning Map

Council District: 1

Subject Property Legal Description: SPOFFORD, BLOCK 00D, LOT PT 8, (120' X 70' X 110' X 70'), 765-87

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# 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; or
  - ❑ Approve the applicant's request.

# Staff Findings

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- Staff finds that the applicant's request for "B-5" (Business District) is incompatible with the adjacent residential property to the north and east of the subject property.
- Staff finds that the existing towing business is not in keeping with the predominantly residential character of the area.
- Staff finds that the exiting "R-3" (Multifamily Residential District) is consistent with the adjacent land uses and 'Residential Mix' FLUM designation.

# Staff Recommendation

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- Therefore, staff recommends disapproval of the applicant's request to rezone the property from "R-3" (Multifamily Residential District) to "B-5" (Business District).

# Commission Recommendation

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- At their regular meeting on February 7, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.