



CASE #Z22-08: “B-DC” TO “R-1”

PH-22-019

March 1, 2022

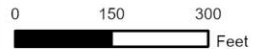
Case #Z22-08: “B-DC” to “R-1”

- ❑ **HOLD** a public hearing and consider a request submitted by Magdy Abadir, on behalf of Carmen Figueroa (**Case #Z22-08**), to rezone approximately 0.776 acres out of the Kinderland Addition Phase Two, Block 1, Lot 1, from “B-DC” (Business Day Care District) to “R-1” (Single-Family Residential District).
- ❑ The property is located at 1303 Trimmier Road, Killeen, Texas.



Attachment #3

Council District: 3



Subject Property Legal Description: KINDERLAND ADDITION PHASE TWO, BLOCK 001, LOT 0001, ACRES 0.776

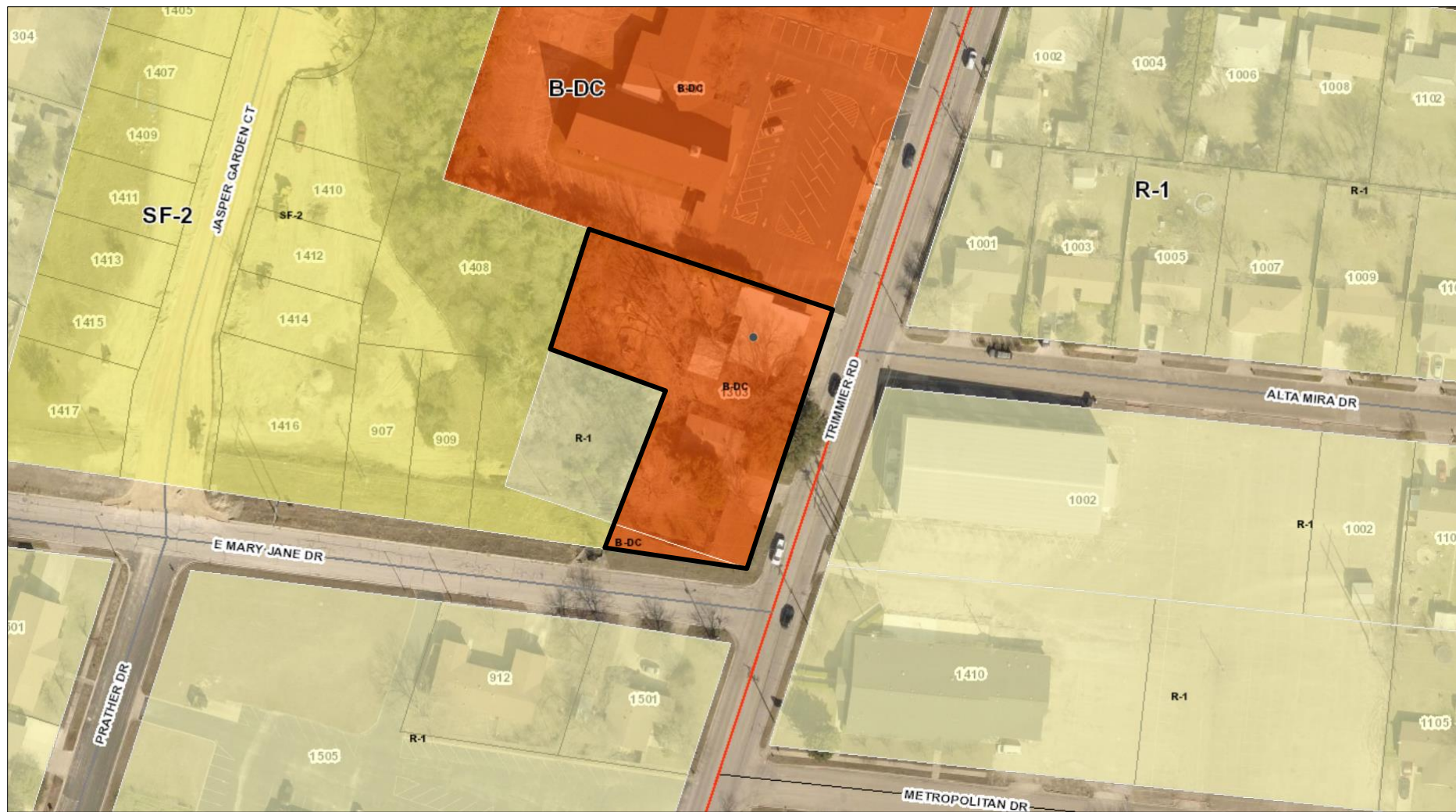
Zoning Case 2022-08

B-DC TO R-1

Legend

 Citylimits

 Zoning Case 2022



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- If approved, the applicant intends to utilize the property as a single-family home.
- The subject property is designated ‘General Residential’ (GR) on the Future Land Use Map (FLUM). This request is consistent with the Future Land Use Map (FLUM).

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- The property is not within any FEMA regulatory Special Flood Hazard Area (SFHA). There is an area of riverine habitat adjacent to the property as identified on the National Wetlands Inventory.

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View of the subject property from Trimmier Road:



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View of the adjacent property to the north (zoned “B-DC”):



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View of the adjacent property to the south, across E. Mary Jane Dr. (zoned “R-1”):

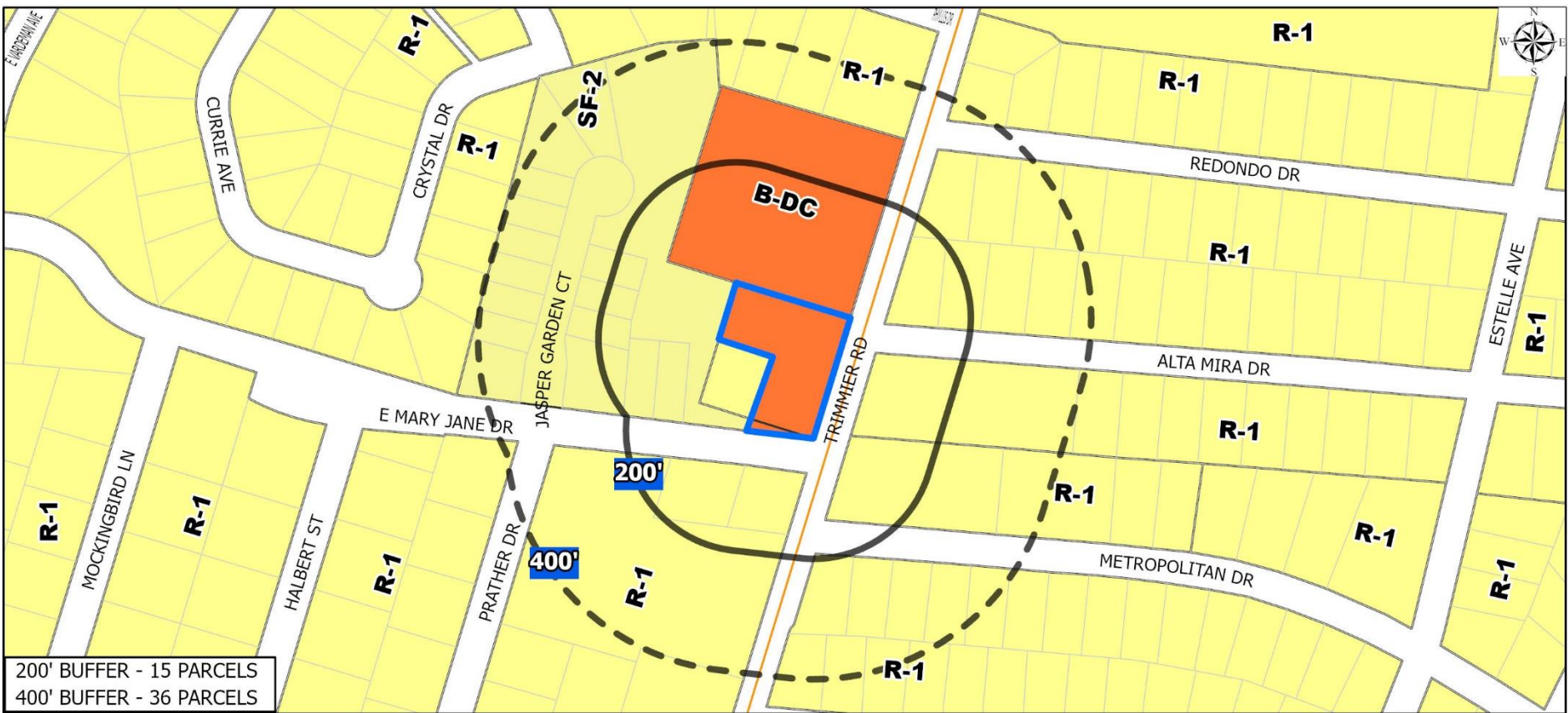


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View of the adjacent property to the east. across Trimmier Rd. (zoned “R-1”):





200' BUFFER - 15 PARCELS
400' BUFFER - 36 PARCELS

Public Notification

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- ❑ Staff notified fifty-four (54) surrounding property owners regarding this request.
- ❑ Of those notified, thirty-five (35) 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 eight (8) property owners reside outside of Killeen.
- ❑ To date, staff received one (1) written response in support regarding 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; or
 - ❑ Approve the applicant's request.

Staff Findings

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- Staff finds that the request is consistent with ‘General Residential’ (GR) FLUM designation.
- The surrounding land uses are predominantly residential and religious uses.
- Staff finds that the applicant’s request is compatible with the surrounding land uses and prevailing community character.

Staff Recommendation

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- Therefore, staff recommends approval of the applicant's request to rezone the property from "B-DC" (Business Day Care District District) to "R-1" (Single-Family Residential District) as presented.

Staff 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.