



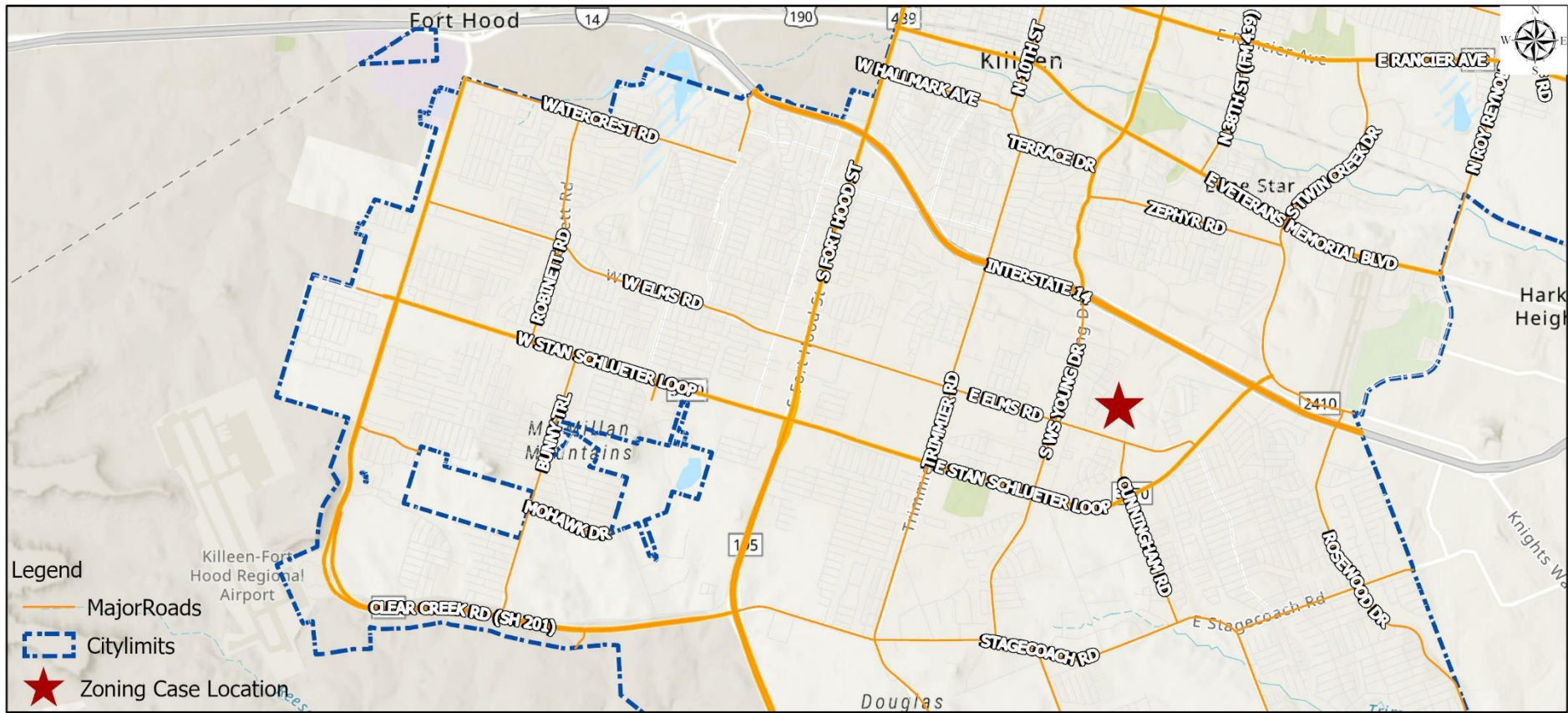
CASE #Z22-17: “R-1” TO “B-1”

PH-22-031

April 19, 2022

Case #Z22-17 – “R-1” to “B-1”

- ❑ **HOLD** a public hearing and consider an ordinance requested by Raye Mayhorn on behalf of Passion for Christ Ministries, LLC (**Case #Z22-17**) to rezone approximately 6.43 acres out of the Passion for Christ Ministries Addition, Block 1, Lot 1, from “R-1” (Single-Family Residential District) to “B-1” (Professional Business District).
- ❑ The property is locally addressed as 3100 Little Nolan Road, Killeen, Texas.



Attachment #2

Location Map

Council District: 2

Subject Property Legal Description: PASSION FOR CHRIST MINISTRIES ADDITION, BLOCK 001, LOT 0001, ACRES 6.43

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R-1 TO B-1





Attachment #3

Council District: 2

0 200 400
Feet

Subject Property Legal Description: PASSION FOR CHRIST MINISTRIES ADDITION, BLOCK 001, LOT 0001, ACRES 6.43

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Legend

 Citylimits

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- ❑ If approved, the applicant intends to sell the property to a prospective buyer for use as a real estate office.
- ❑ The request to rezone the property is inconsistent with the Future Land Use Map (FLUM) of the Comprehensive Plan.
- ❑ However, the applicant has submitted a concurrent request to amend the Future Land Use Map (FLUM) from a ‘Suburban Residential’ designation to a ‘Suburban Commercial’ (SC) designation.

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- This property is designated as ‘Suburban Residential (SR) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The ‘Suburban Residential’ (SR) designation encourages the following development types:
 - ▣ Detached residential dwellings;
 - ▣ Planned developments to provide for other housing types (e.g., townhouse, patio) in a Suburban character setting;
 - ▣ Public/ institutional; and
 - ▣ Parks and public spaces.

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- If approved, the ‘Suburban Commercial’ (SC) designation encourages the following development types:
 - ▣ A range of commercial retail and service uses, at varying scales and intensities depending on the site;
 - ▣ Office (both large and/or multi-story buildings and small-scale office uses depending on the site);
 - ▣ Planned development to accommodate custom site designs or mixing of uses in a Suburban character setting;
 - ▣ Public/institutional; and
 - ▣ Parks and public spaces.

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- A portion of the property is located within a FEMA regulatory Special Flood Hazard Area (SFHA).
- The property is crossed by Riverine habitat and Freshwater Forested/shrub Wetland associated with the Old Florence Ditch as identified on the National Wetlands Inventory.

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View of the subject property looking south (from Little Nolan Rd.):



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Adjacent property to the west, Agape Church of God in Christ, zoned “R-1”:



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Adjacent property to the east (across Cunningham Rd.) zoned “R-1”:



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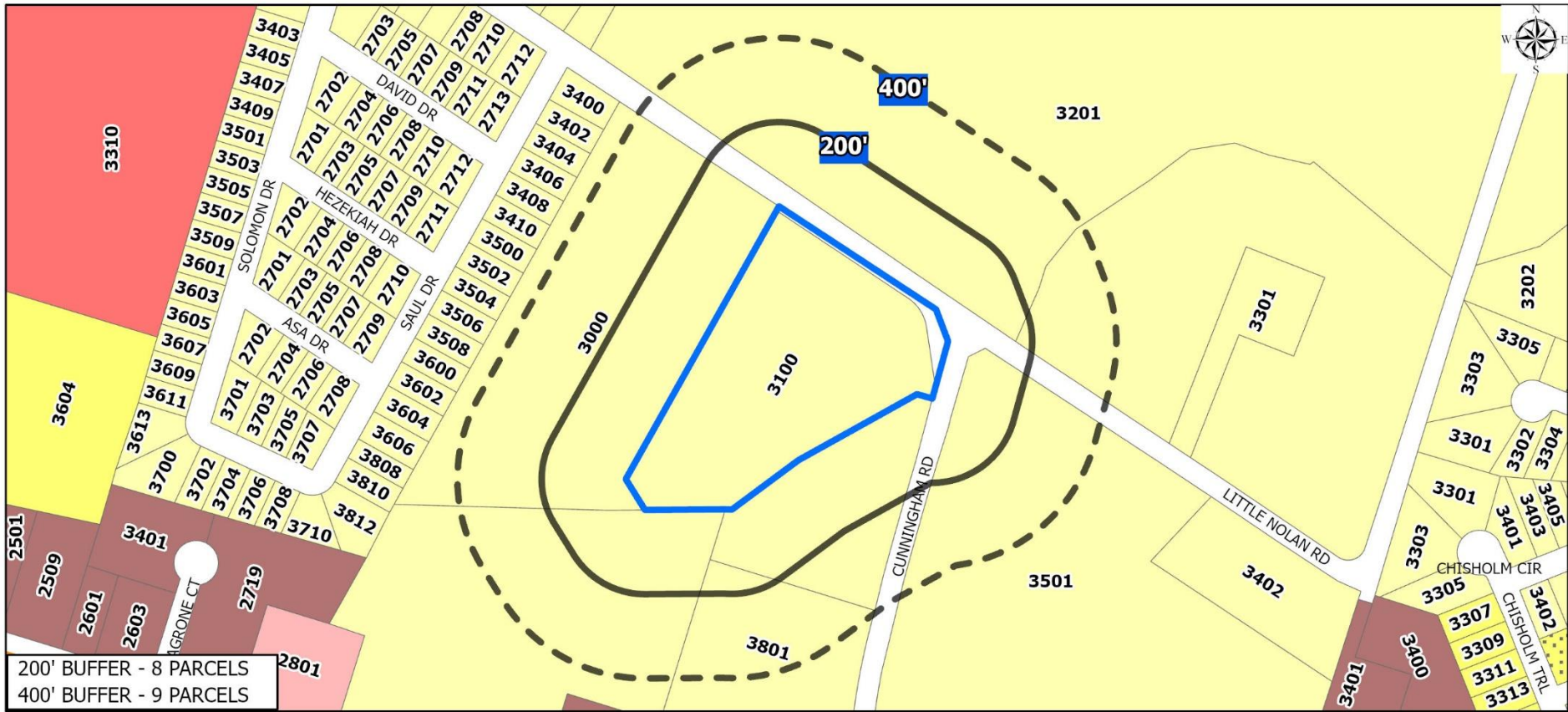
Adjacent property to the north (across Little Nolan Rd.) zoned “R-1”:



Public Notification

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- ❑ Staff notified eight (8) surrounding property owners regarding this request.
- ❑ All eight (8) property owners notified are within both the 200-foot notification boundary required by the State and 400-foot notification boundary required by Council. No property owners reside outside of Killeen.
- ❑ To date, staff has received no written responses regarding this request.



Alternatives

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- ❑ The City Council has four (4) alternatives. The Council may:
 - ❑ Disapprove the applicant's request;
 - ❑ Approve a more restrictive zoning district than requested;
 - ❑ Approve the request as recommended by staff; or
 - ❑ Approve the applicant's request as presented.
- ❑ If the Council disapproves the request, the applicant may submit a new request for a Conditional Use Permit (CUP) for this site.

Staff Findings

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- Given the property's location at the intersection of two Collector Streets (Little Nolan Road and Cunningham Road), staff finds that the frontage along Little Nolan Road is suitable for professional business and office uses.
- The character of the area includes residentially zoned vacant properties and religious institutions. Staff finds that rezoning the frontage to "B-1" (Professional Business District), while allowing the rear portion of the property to remain residential, would be in keeping with the character of the area.

Staff Recommendation

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- Staff recommends approval of “B-1” (Professional Business District) for a depth of two-hundred and fifty feet (250) along the frontage of Little Nolan Road, but that zoning designation for the rear portion of the property remain “R-1” (Single-Family Residential District).



STAFF RECOMMENDATION

Council District: 2

Subject Property Legal Description: PASSION FOR CHRIST MINISTRIES ADDITION, BLOCK 001, LOT 0001, ACRES 6.43

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R-1 to B-1



Commission Recommendation

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- ❑ At their regular meeting on March 21, 2022, the Planning and Zoning Commission recommended approval of the applicant's request to rezone the entire property from "R-1" (Single-Family Residential District) to "B-1" (Professional Business District) by a vote of 7 to 0.