



ZONING CASE #Z17-17

“A” TO “B-5”

PH-17-033B

June 20, 2017

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- The property is an irregularly shaped tract consisting of 3.73 acres
- The last zoning activity for this property occurred during its initial annexation zoning (2008)
- The property is located adjacent to S.H. 195 and is sparsely developed

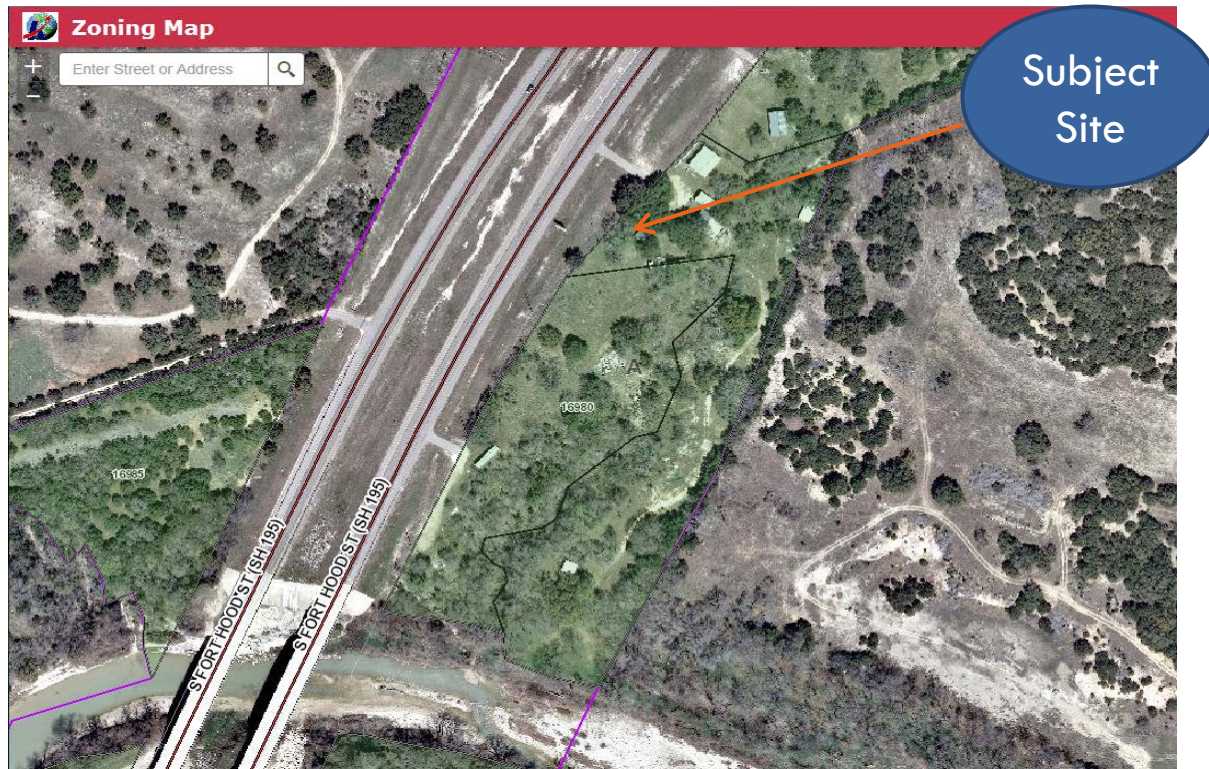


Exhibit 1. Zoning map

3.73 acre tract being locally known as 16942 S. H. 195, Killeen, Texas

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- ❑ The property is designated as ‘Rural’ (R) on the Comprehensive Plan’s Future Land Use Map (FLUM); the zoning request is not consistent with the FLUM
- ❑ Staff notified three surrounding property owners; no protests were received
- ❑ The Planning and Zoning Commission recommended approval of “B-5” (Business District) zoning on June 5, 2017, by a vote of 6 to 0.