



ZONING CASE #Z19-02: “R-3” TO “B-1”

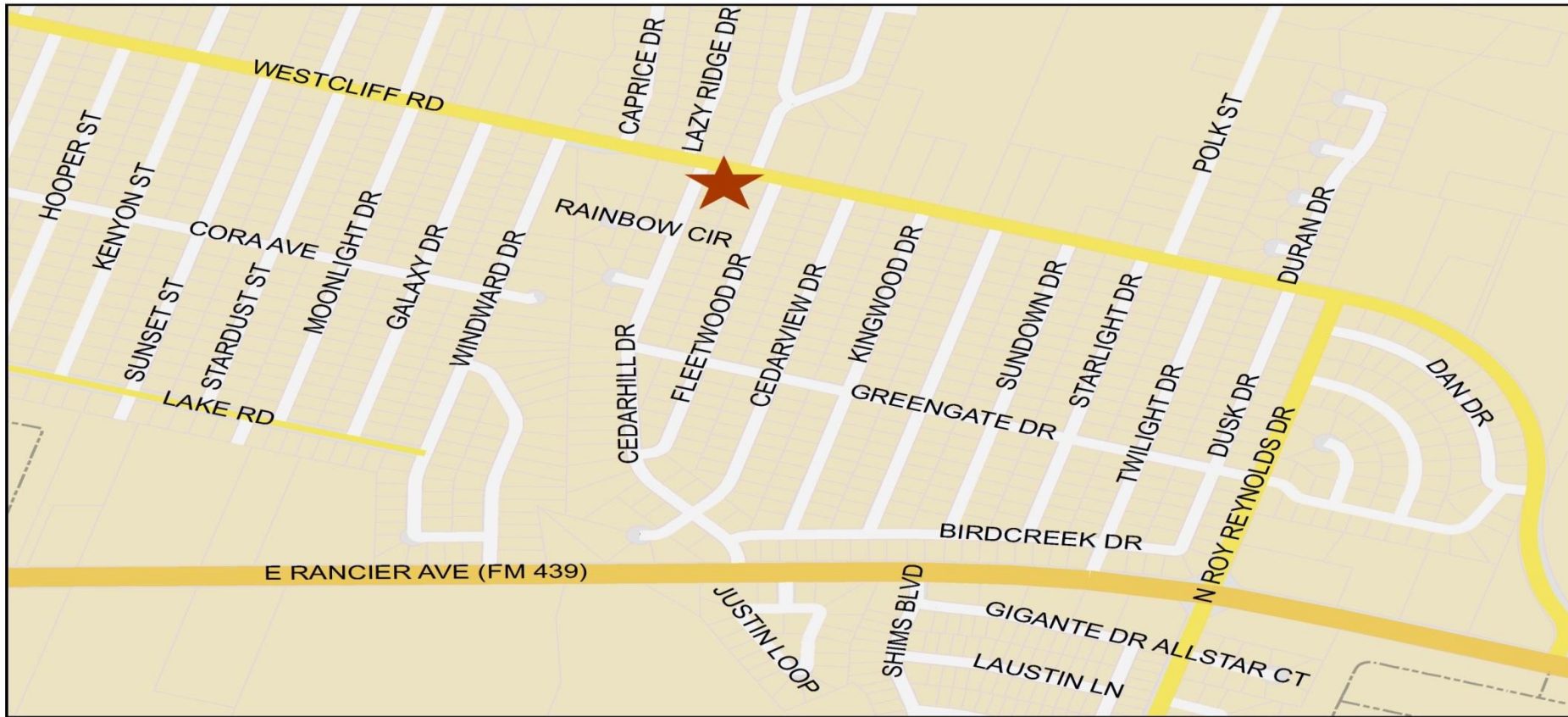
PH-19-004

March 19, 2019

Case #Z19-02: “R-3” to “B-1”

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- The Almafa Group has submitted a request to rezone Lot 1, Block 13, Evening Hollow Addition, 3rd Extension, from “R-3” (Multifamily Residential District) to “B-1” (Professional Business District) for office space use.
- The property is located at 2018 Cedarhill Drive, Killeen, Texas and is an existing four-plex building.



Zoning Location Plan

Case: Z2019-02

Council District: 1

FROM: R-3 TO B-1

1 inch = 579 feet

Subject Property Legal Description: EVENING HOLLOW 3RD EXTENSION REPLAT
(LT 1 BLK 13), BLOCK 013, LOT 0001

LOCATION MAP



Zoning Case Location



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- ❑ The property is designated as ‘Four-Plex Residential’ (RQ) on the City’s Future Land Use Map (FLUM).
- ❑ The ‘RQ’ designation encourages clusters of four unit development types, parks, public spaces, etc.
- ❑ Staff does not recommend any change to the FLUM due to the minimal size and nature of the request.



Zoning Notification Plan

Case: Z2019-02

Council District: 1

FROM: R-3 to B-1

1 inch = 196 feet

Subject Property Legal Description: EVENING HOLLOW 3RD EXTENSION REPLAT
(LT 1 BLK 13), BLOCK 013, LOT 0001

ZONING CHANGE MAP



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- ❑ Staff notified forty six (46) surrounding property owners within a four hundred feet (400') notification boundary.
- ❑ Staff received one response of support from Harvey O'Neil Jr. (4800 Westcliff Rd.) and one response of opposition from Etsuko Martin (2101 Schwertner Dr.).
- ❑ The Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.