



ZONING CASE #Z19-03: “R-3” AND “B-3” TO “B-3”

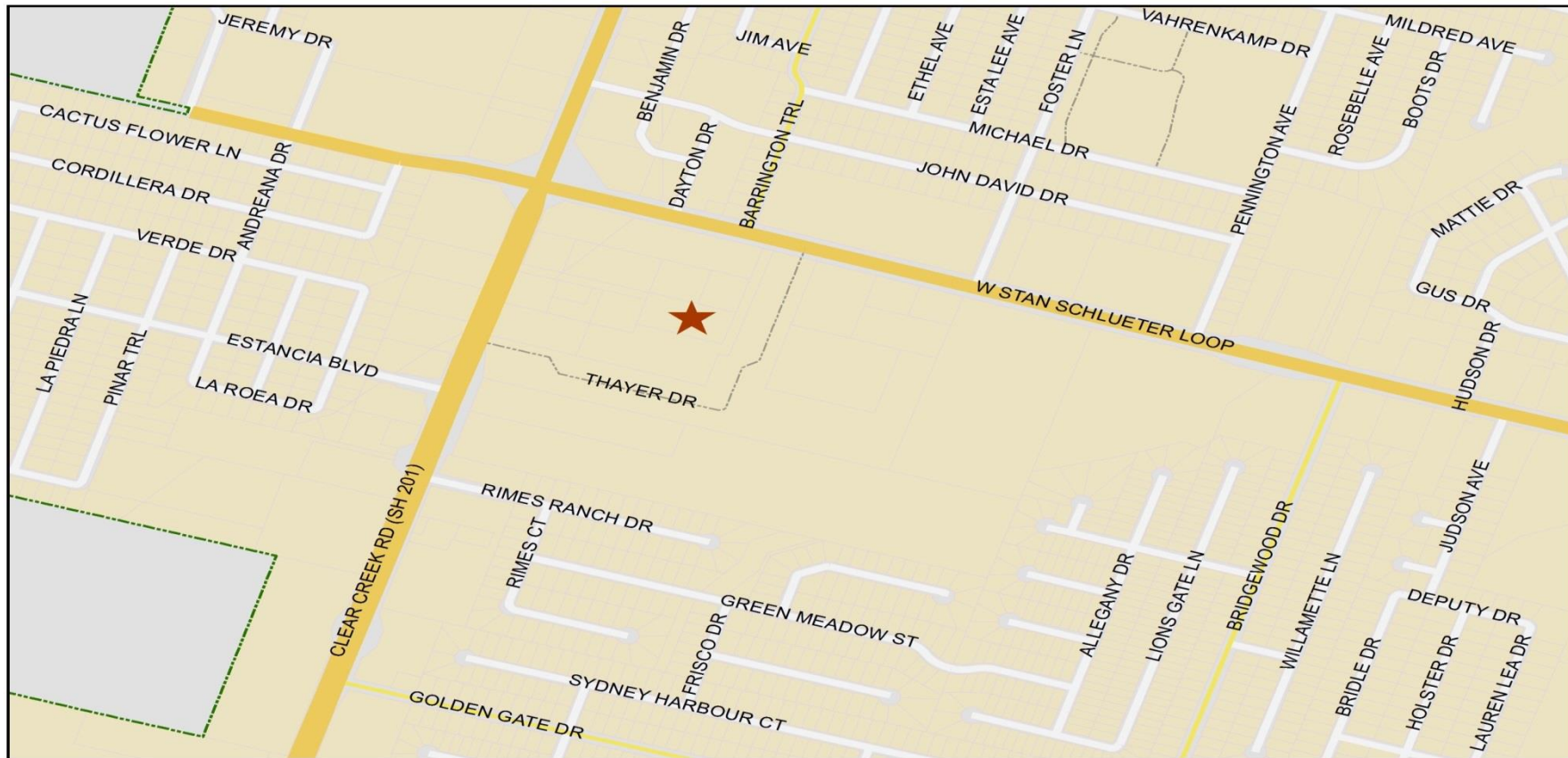
PH-19-005

March 19, 2019

Case #Z19-03: “R-3” and “B-3” to “B-3”

2

- ❑ Killeen Engineering and Surveying, Ltd. submits a request to rezone 8.25 acres out of the J.E. Maddera Survey, Abstract No. 600, from “R-3” (Multifamily Residential District) and “B-3” (Local Business District) to “B-3” (Local Business District) for storage use.
- ❑ The properties are addressed as 4814, 5102 and 5104 W. Stan Schlueter Loop (FM 3470), plus an unaddressed parcel immediately east of 4814 W. Stan Schlueter Loop Killeen, Texas.



Zoning Location Map

Case: Z-2019-03

Council District: 4

FROM: R-3 & B-3 TO B-3

Subject Property Legal Description: A0600BC J E MADDERA, 10-7, ACRES 0.995 AND A0600BC J E MADDERA, 10-10, LIFE ESTATE ON 1.000AC ONLY, ACRES 2.0, SN1 TXCTC95-333A; LABEL# TEX0541856, TITLE # 00767882

LOCATION MAP



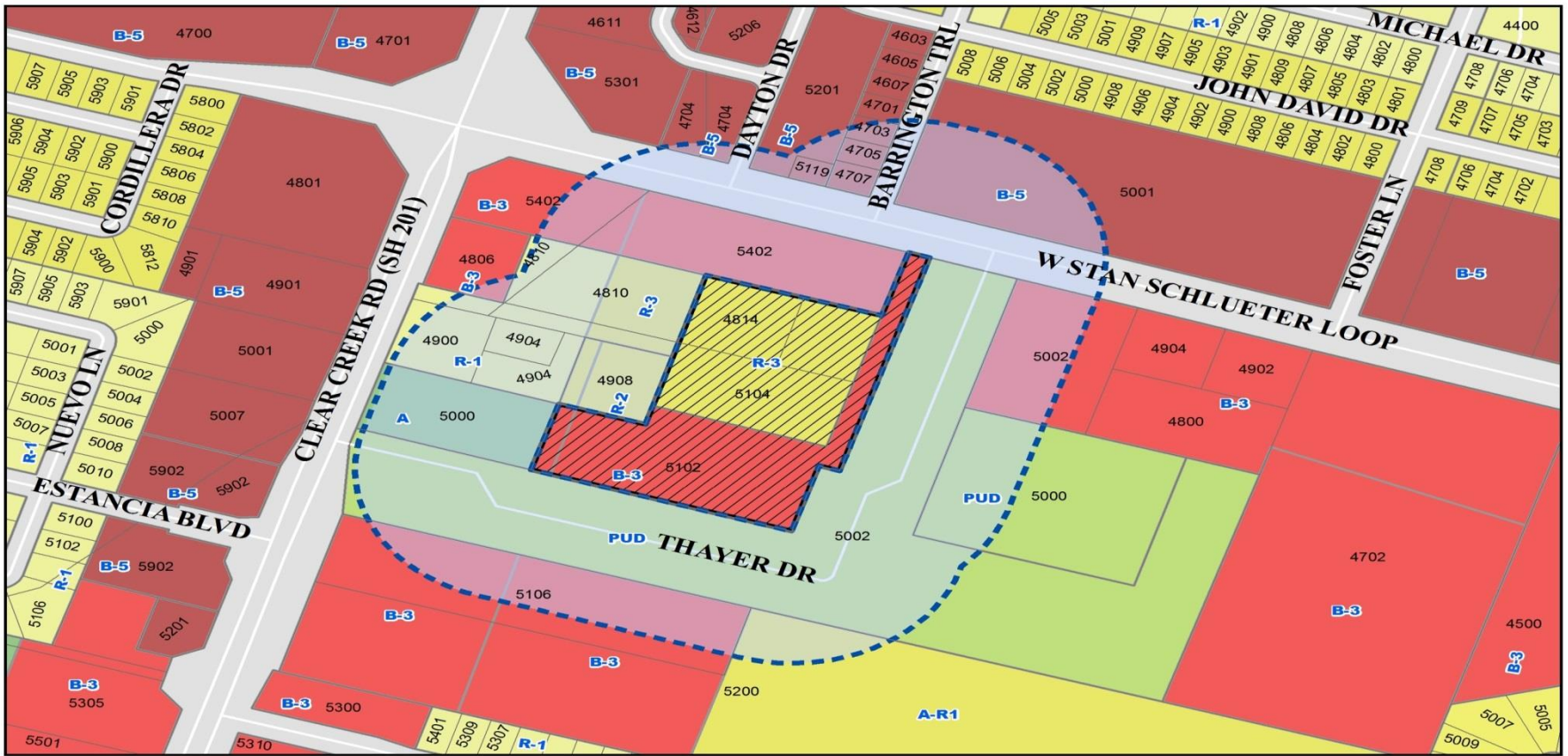
Zoning Case Location



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4

- The property is designated as ‘Suburban Commercial’ (SC) on the City’s Future Land Use Map (FLUM).
- The ‘SC’ designation encourages a range of commercial retail and service uses, at varying scales and intensities depending on the site.



Zoning Notification Plan

Case: Z2019-03

Council District: 4

FROM: R-3 & B-3 TO B-3

1 inch = 333 feet

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ZONING CHANGE MAP

Legend



Killen City Limits



Bell County Area



ZONING CASE LOCATION



NOTIFICATION AREA



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6

- Staff notified twenty six (26) surrounding property owners within a four hundred feet (400') notification boundary.
- Staff received two responses of support from Killeen MFD, L.L.C. and Killeen NH, L.L.C.
- The Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.