



ZONING CASE #Z19-08: “B-3” TO “R-2”

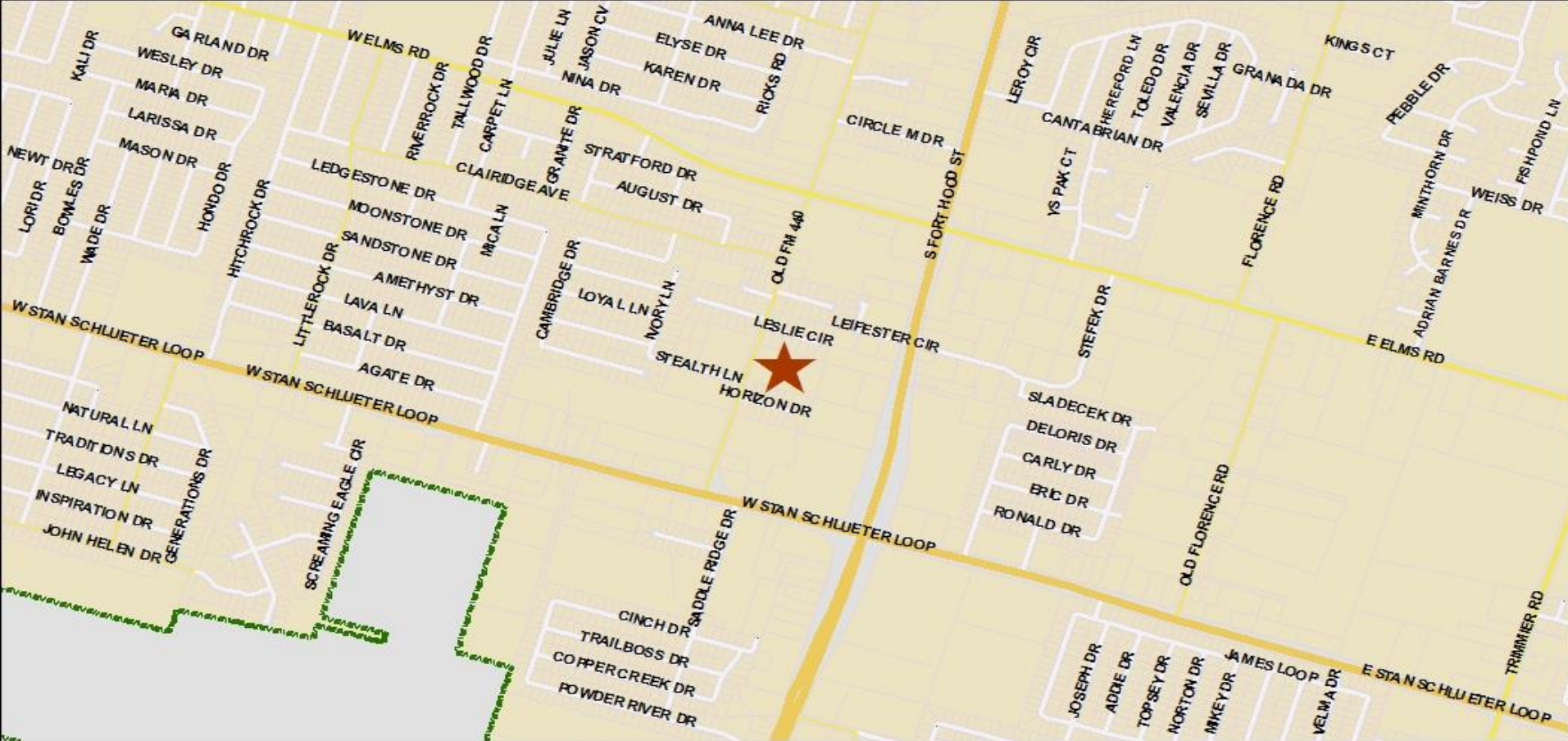
PH-19-015B

May 21, 2019

Case # Z19-08: “B-3” to “R-2”

2

- Andrea Weinstein (**Case #Z19-08**) has requested to rezone approximately 5 acres out of the S.P.R.R. Co. Survey, Abstract No. 794, from “B-3” (Local Business District) to “R-2” (Two-Family Residential District).for duplex development.
- The property is addressed as 4402 Old FM 440, Killeen, Texas.



Zoning Location Map
Case: Z2019-08

Council District: 3
 FROM: B-3 TO R-2
 1 inch = 1,250 feet

Subject Property Legal Description: A0794BC SP RR CO, ACRES 5.0

LOCATION MAP



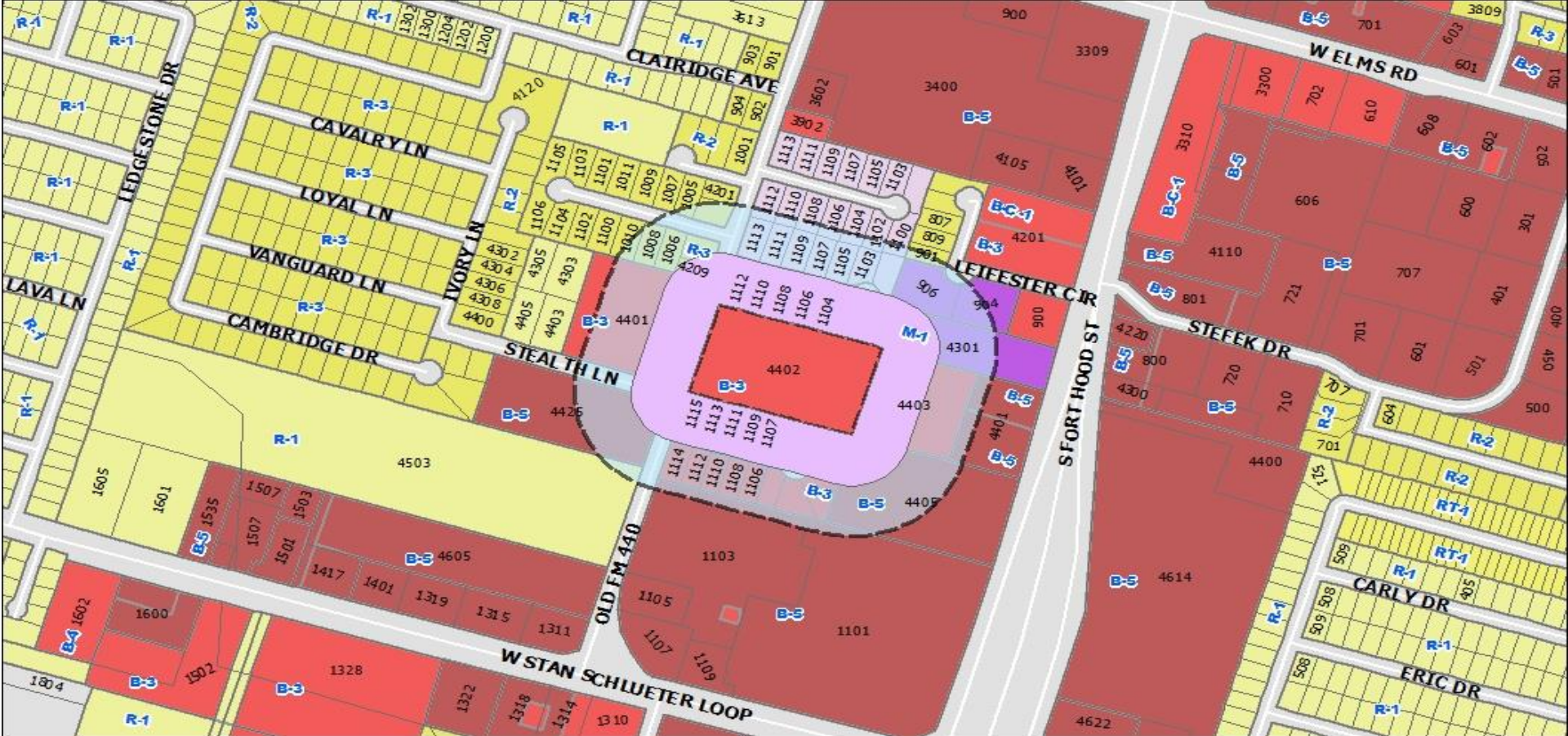
Zoning Case Location



Case # Z19-08: “B-3” to “R-2”

4

- ❑ The property is designated as ‘General Commercial’ (GC) on the City’s Future Land Use Map (FLUM).
- ❑ The ‘General Commercial’ designation encourages a wide range of commercial, retail and service uses, at varying scales and intensities depending on the site.
- ❑ Staff does not recommend any change to the FLUM due to the current land use being appropriate.



Zoning Notification Plan

Case: Z2019-08

Council District: 3

FROM: B-3 TO R-2

1 inch = 500 feet

Subject Property Legal Description: A0794BC SP RR CO, ACRES 5.0

ZONING CHANGE MAP

Legend



ZONING CASE LOCATION



Notification Area



Case # Z19-08: “B-3” to “R-2”

6

- Staff notified fifty-eight (58) surrounding property owners within a four hundred feet (400') notification boundary.
- Staff received one (1) response of opposition from the surrounding property owners.
- Staff recommended disapproval of the applicant's request, however, the Planning and Zoning Commission recommended approval of the applicant's request for “R-2” (Two-family Residential) zoning by a vote of 3 to 2; Commissioner Alvarez recused himself from the item.