



ZONING CASE #Z19-09: “B-3” TO “B-4”

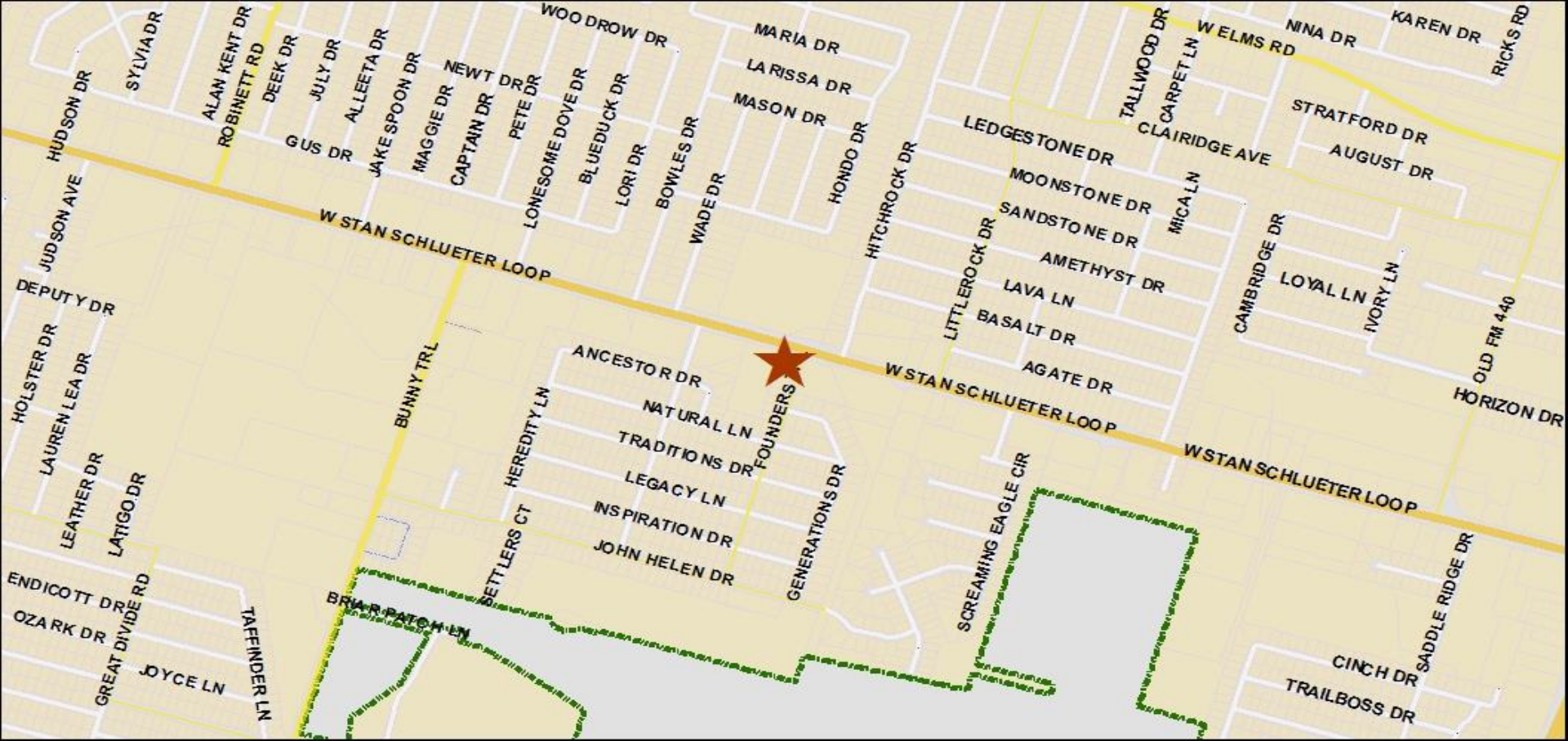
PH-19-016

May 21, 2019

Case # Z19-09: “B-3” to “B-4”

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- Neimac, L.C. (**Case #Z19-09**) has requested to rezone Lot 1, Block 1, Neimac Addition Phase Four, from “B-3” (Local Business District) to “B-4” (Business District) for an automotive service center.
- The property is addressed as 2502 W. Stan Schlueter Loop, Killeen, Texas.



Zoning Location Map
Case: Z2019-09

Council District: 4
FROM: B-3 TO B-4
1 inch = 1,042 feet

Subject Property Legal Description: NEIMAC ADDITION PHASE FOUR, BLOCK 001, LOT 0001, ACRES 0.9

LOCATION MAP



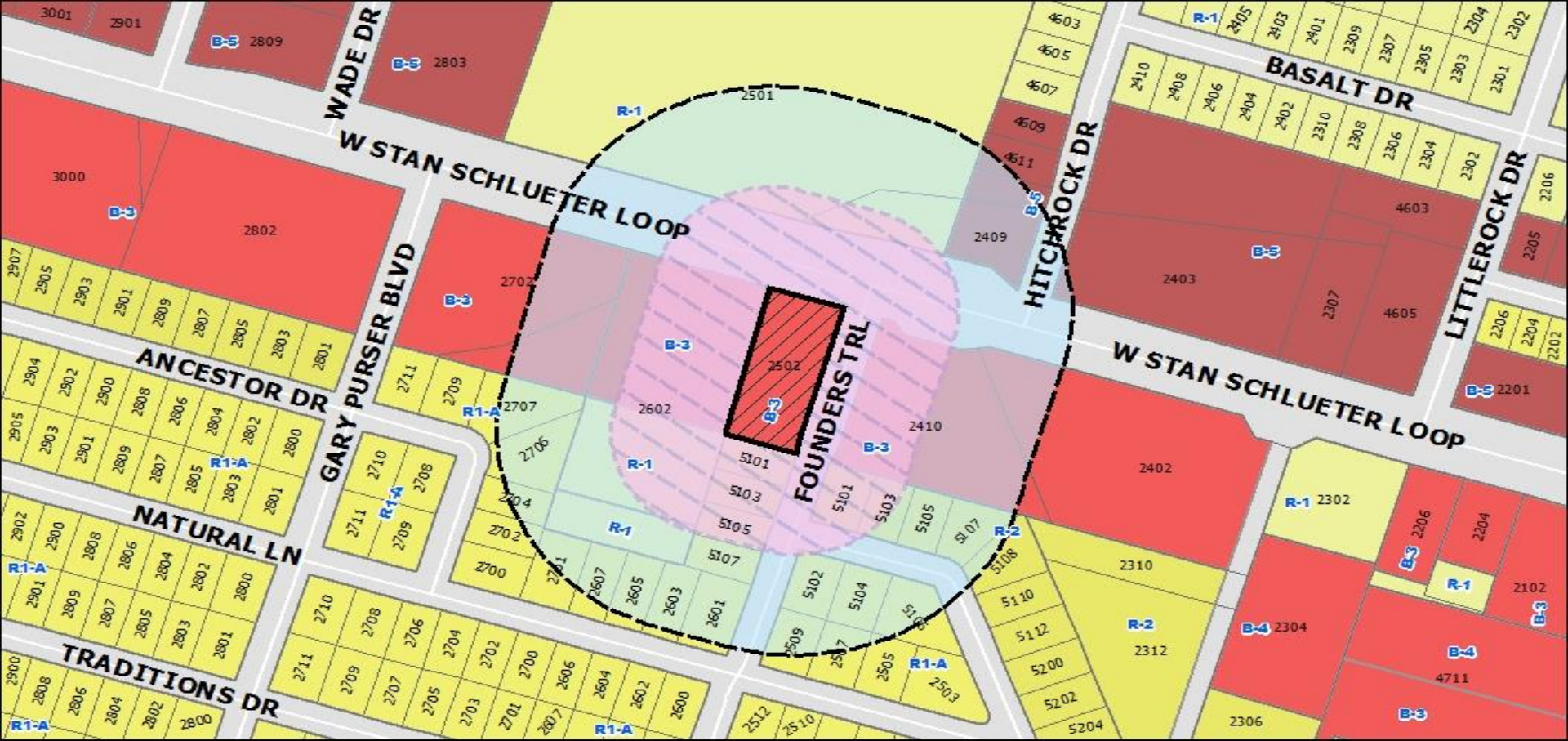
Zoning Case Location



Case # Z19-09: “B-3” to “B-4”

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- 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.



Zoning Notification Plan

Case: Z2019-09

Council District: 4




FROM: B-3 TO B-4

1 inch = 250 feet

Subject Property Legal Description: NEIMAC ADDITION PHASE FOUR, BLOCK 001, LOT 0001, ACRES 0.9

ZONING CHANGE MAP

Legend

-  ZONING CASE LOCATION
-  200' NOTIFICATION AREA
-  400' NOTIFICATION AREA



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- ❑ Staff notified thirty-one (31) surrounding property owners within a four hundred feet (400') notification boundary.
- ❑ Staff received two (2) responses of opposition from surrounding property owners.
- ❑ The Planning and Zoning Commission recommended approval of the applicant's request for “B-4” (Business District) zoning by a vote of 6 to 0.