



ZONING CASE #Z19-21: “A” TO “B-4”

PH-19-037B

October 1, 2019

Case #Z19-21: “A” to “B-4”

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- ❑ Carlos Uresti Jr. (**Case #Z19-21**) submits this request to rezone approximately 2.57 acres, out of the James Cook Survey, Abstract No. 161, from “A” (Agricultural District) to “B-4” (Business District).
- ❑ The property is located on the east right-of-way of Trimmier Road and is adjacent to the KISD Satellite Transportation Facility, Killeen, Texas.
- ❑ The applicant is requesting this change in zoning to develop the land for a heating, ventilation and air conditioning (HVAC) business.



FLUM LOCATION MAP

Case: FLUM AMENDMENT 2019-11

Council District: 3

SUBURBAN RESIDENTIAL TO GENERAL COMMERCIAL

Subject Property Legal Description: A02008C W H COLE, 3, ACRES 2.57

FUTURE LANDUSE LOCATION MAP



FLUM LOCATION



1 inch = 2,500 feet

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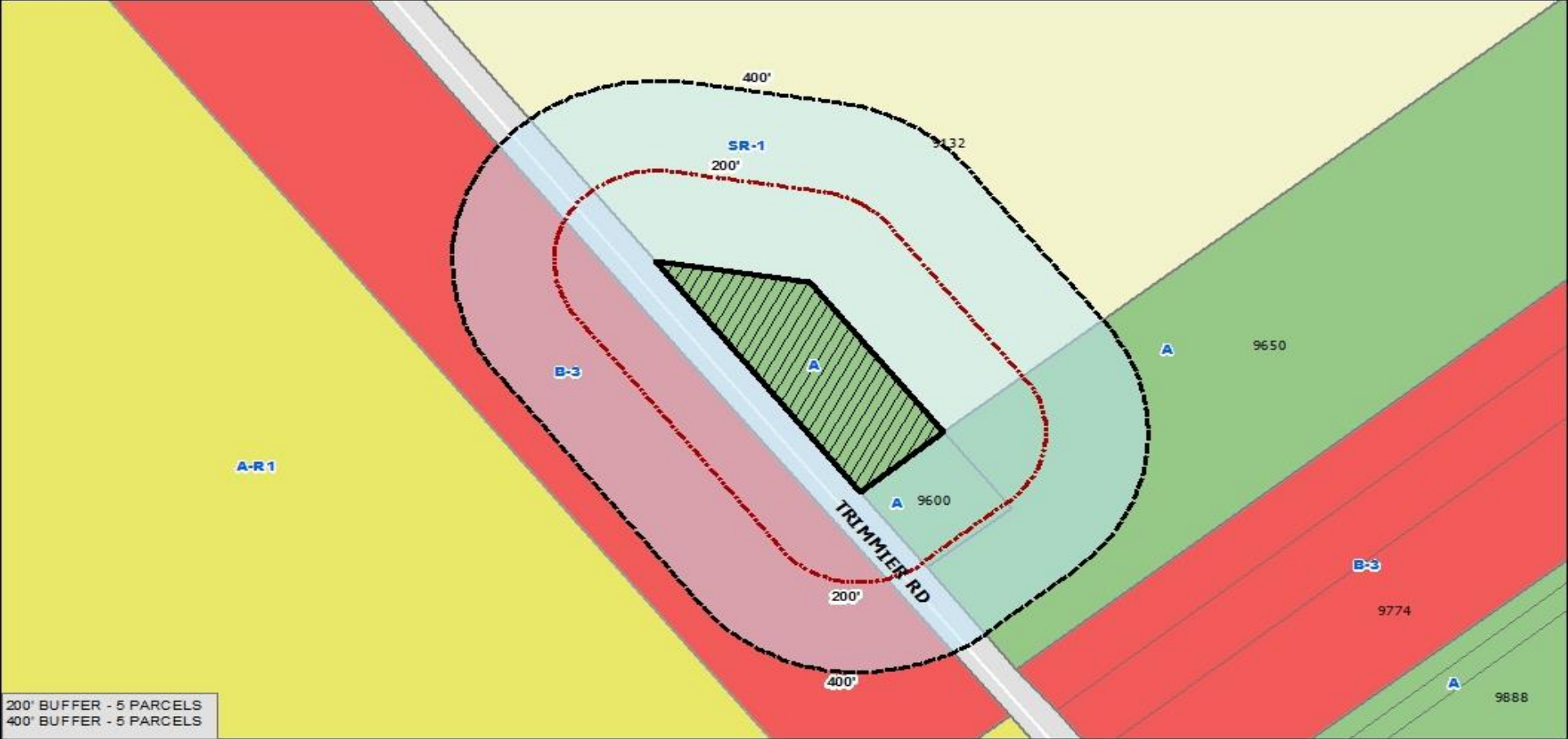
4

- ❑ This area is designated as ‘Suburban Residential’ (‘SR’) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- ❑ The ‘Suburban Residential’ (SR) designation encourages the following development types:
 - Detached residential dwellings
 - Planned developments to provide for other housing types in a Suburban character setting
 - Public/institutional
 - Parks and public spaces

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- ❑ Staff notified four (4) surrounding property owner within a four hundred feet (400') notification boundary.
- ❑ Staff has received no responses from surrounding property owners.






Zoning Notification Plan
Case: Z2019-21

Council District: 3
FROM: A TO B-4
1 inch = 279 feet
Subject Property Legal Description: A0200BC W H COLE, 3, ACRES 2.57

ZONING CHANGE MAP

Legend

-  ZONING CASE LOCATION
-  Z19_21_200
-  NOTIFICATION AREA



Alternatives

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- ❑ The City Council has three (3) alternatives. The City Council may:
 - disapprove the applicant's zoning request;
 - approve a more restrictive zoning district; or
 - approve the applicant's zoning request.

Recommendations

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- ❑ Staff recommends that the City Council disapprove the applicant's "B-4" zoning request.
- ❑ The Planning and Zoning Commission recommended disapproval of the applicant's "B-4" zoning request by a vote of 3 to 2, Commissioners Alvarez and O'Brien opposed to the motion. Approval of the applicant's request will require a $\frac{3}{4}$ affirmative vote of the City Council.