



ZONING CASE #Z19-24: “R-1” TO “B-5”

PH-19-047

December 10, 2019

Case #Z19-24: “R-1” to “B-5”

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- ❑ Allen Cloud, on behalf of the Killeen Church of Christ (**Case #Z19-24**), has submitted this request to rezone approximately 5.80 acres, being part of Lot 1, Block 1, Church of Christ Addition, from “R-1” (Single-Family Residential District) to “B-5” (Business District).
- ❑ The property is addressed as 400 North W. S. Young Drive, Killeen, Texas.



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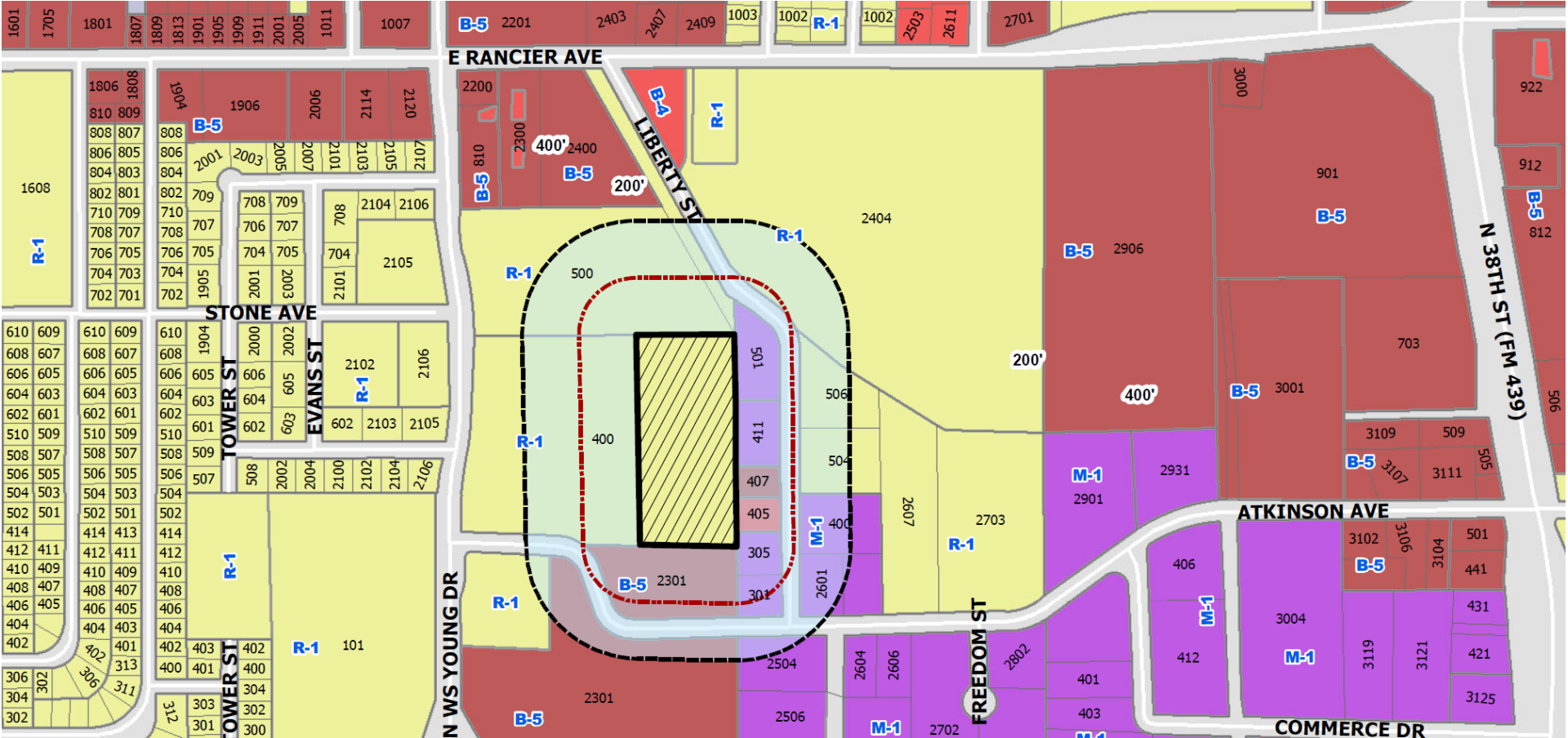
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- ❑ This area is designated as ‘General Commercial’ (‘GC’) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- ❑ ‘General Commercial’ (‘GC’) designation encourages the following development types:
 - Wide range of commercial retail and service uses, at varying scales and intensities depending on the site;
 - Office (both large and/or multi-story buildings and small-scale office uses depending on the site);
 - Public/institutional; and
 - Parks and public spaces.

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- ❑ Staff notified seventeen (17) surrounding property owners within a four hundred feet (400') notification boundary.
- ❑ Staff has received no responses from surrounding property owners.



Zoning Notification Plan

Case: Z2019-24

Council District: 1

FROM: R-1 TO B-5


1 inch = 501 feet


Subject Property Legal Description: 5.8 ACRES OF CHURCH OF CHRIST ADDITION, BLOCK 001, LOT PT 1, (LT 1 LESS W 10'), ACRES 15.36

ZONING CHANGE MAP

Legend

 ZONING CASE LOCATION

 Z19-24 200' BUFFER

 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 designation; or
 - Approve the applicant's zoning request.

Recommendations

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- ❑ Staff recommends that the City Council approve the applicant's "B-5" zoning request.
- ❑ The Planning and Zoning Commission recommended approval of the applicant's "B-5" zoning request by a vote of 5 to 0. Commissioner Alvarez recused himself from the vote.