



ZONING CASE #Z21-04: “B-5” TO “R-2”

PH-21-018

April 6, 2021

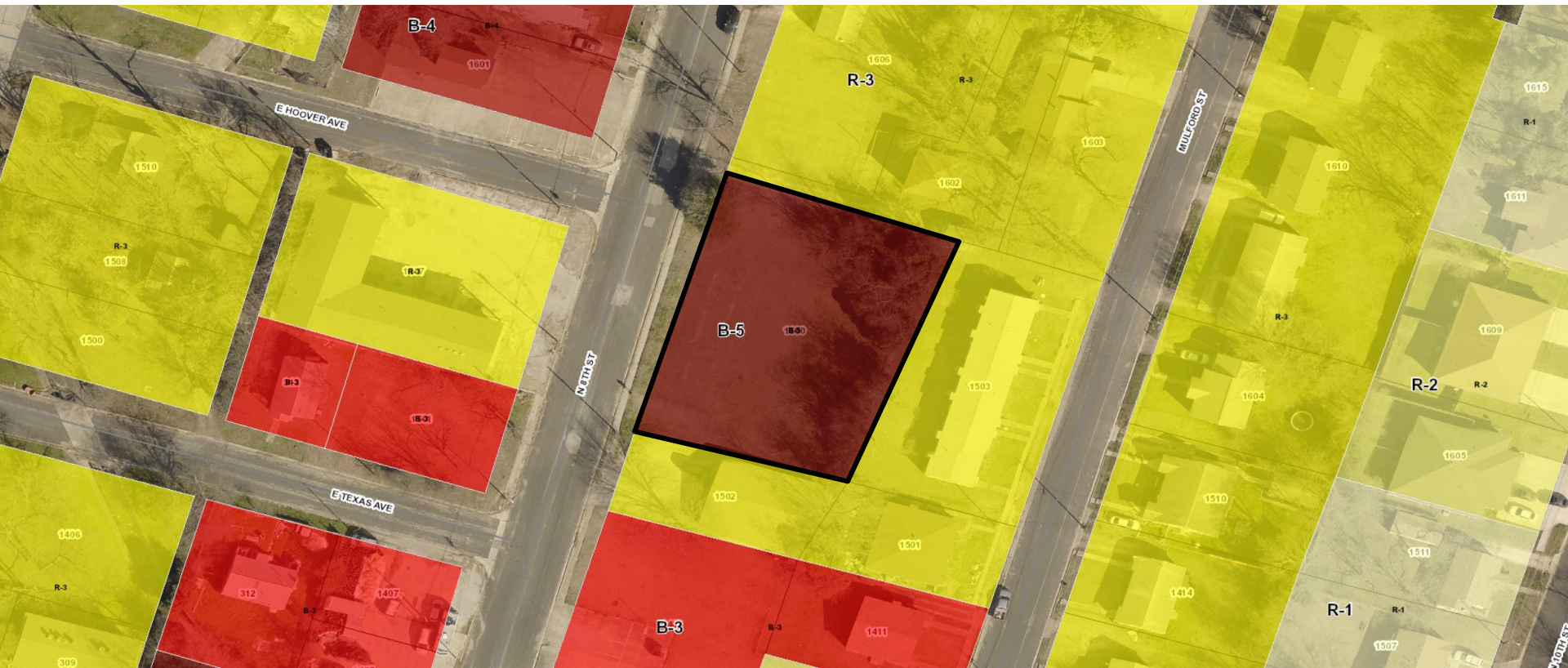
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- ❑ This request is submitted by Mitchell & Associates, Inc. on behalf of Yong Su and Sun Hung Ko to rezone approximately 0.447 acres out of the H. O’Neal Survey, Abstract No. 645 from “B-5” (Business District) to “R-2” (Two-Family Residential District).
- ❑ The property is addressed as 1600 N. 8th Street, Killeen, Texas.

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- The subject property is currently undeveloped.
- Surrounding land uses consist of a mix of residential uses at varying scales and densities, intermixed with a variety commercial uses.
- The property immediately adjacent to north, east, and south of the subject property is zoned “R-3” and includes single-family, two-family, and multi-family uses.

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- If approved, the applicant intends to construct at least one two-family dwelling on the property.
- Should the property owner wish to subdivide it into two lots, the site could accommodate up to two (2) two-family dwellings.



Attachment #3

Council District: 1

1 inch = 57 feet


Subject Property Legal Description: 1600 N. 8TH ST.

Zoning Map

Zoning Case 2021-04

Legend

 Citylimits

 Production.GISADMIN.ZoningCases2021 selection

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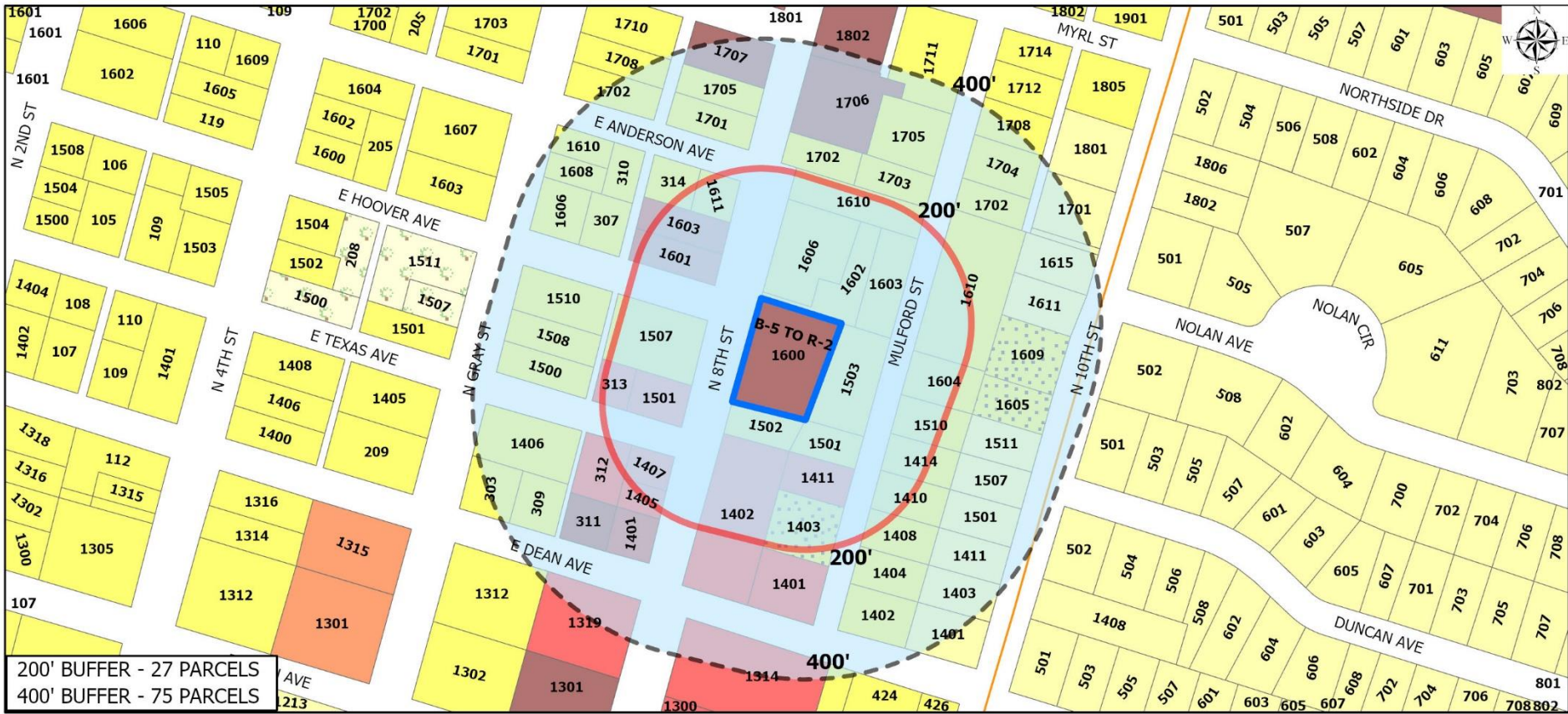
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- The subject property is identified as ‘Residential-Commercial Mix’ (RC-MX) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The ‘Residential-Commercial Mix’ (RC-MX) designation includes older areas of the City that were developed with non-residential uses intermixed with a variety of residential uses.
- Staff finds that the applicant’s request is consistent with the FLUM.

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- ❑ Staff notified seventy-four (74) surrounding property owners within 400 feet of the subject property regarding this request.
- ❑ Staff has received no responses in support or opposition of the request.



Attachment #2

Council District: 1

1 inch = 247 feet

Subject Property Legal Description: 1600 N. 8TH ST.

Zoning Map

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Legend	CurrentZoning	
		B-DC
		R-1
		R-2
		R-3
		RMH
		B-3
		B-4
		B-5

Alternatives

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- ❑ The City Council has three (3) alternatives:
 - ❑ Disapprove the applicant's zoning request;
 - ❑ Approve a more restrictive zoning district than requested by the applicant; or
 - ❑ Approve the applicant's zoning request.

Commission Recommendation

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- At their meeting on March 15, 2021, the Planning & Zoning Commission recommended approval of the request by a vote of 5 to 1 with Commissioner Boyd in opposition.

Staff Recommendation

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- Staff finds that the applicant's request is consistent with the FLUM.
- If approved, the applicant's request would permit the development of a two-family dwelling on an otherwise vacant lot.
- Staff recommends approval of the request as presented.