



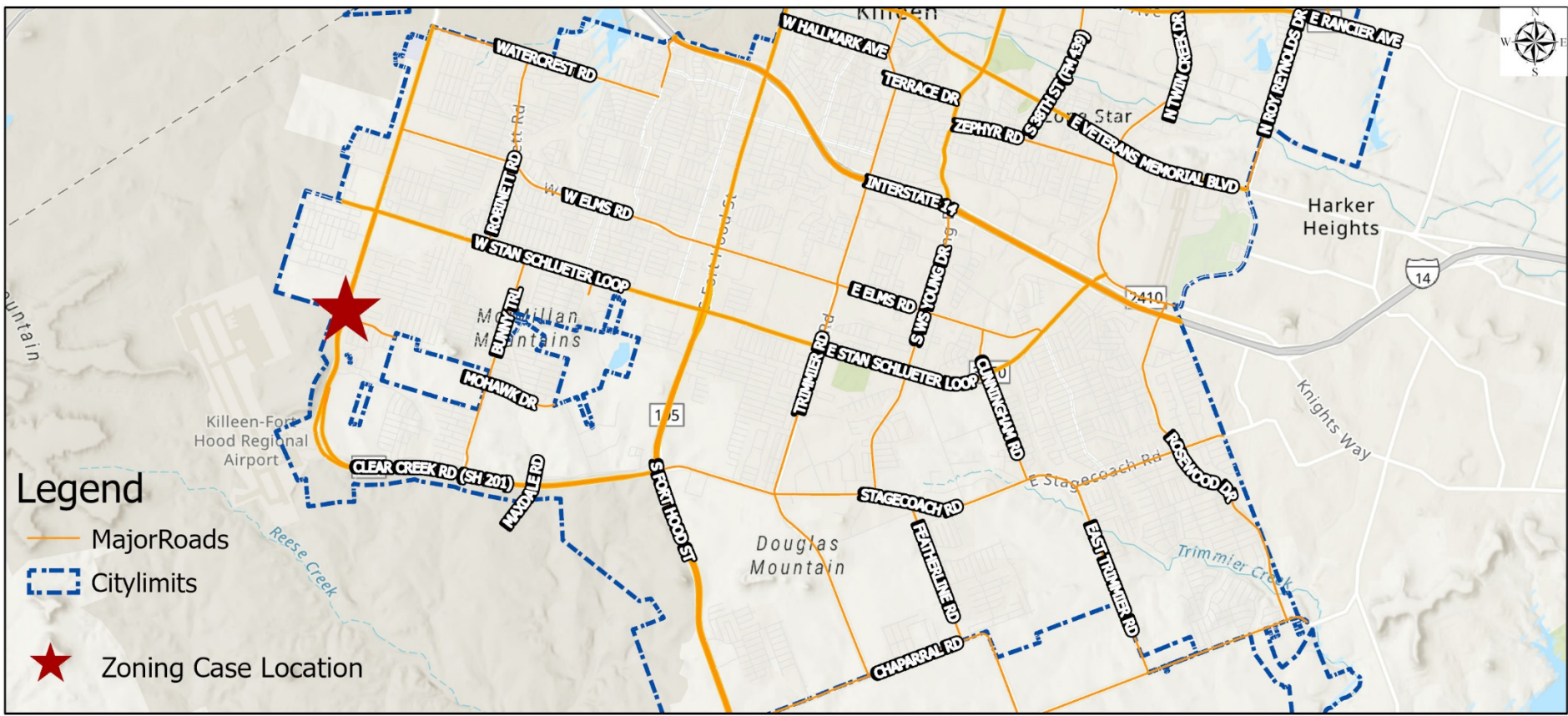
CASE #Z21-15: “R-MS” TO “B-3”

PH-21-033

July 6, 2021

# Case #Z21-15: “R-MS” to “B-3”

- ❑ **HOLD** a public hearing and consider a request submitted by OW Clear Creek LLC, (**Case #Z21-15**) to rezone approximately 0.44 acres out of the J.E. Maddera Survey, Abstract No. 600 from “R-MS” (Manufactured Housing District) to “B-3” (Business District).
- ❑ The property is locally addressed as 5314 Tiffany Circle, Killeen, Texas.

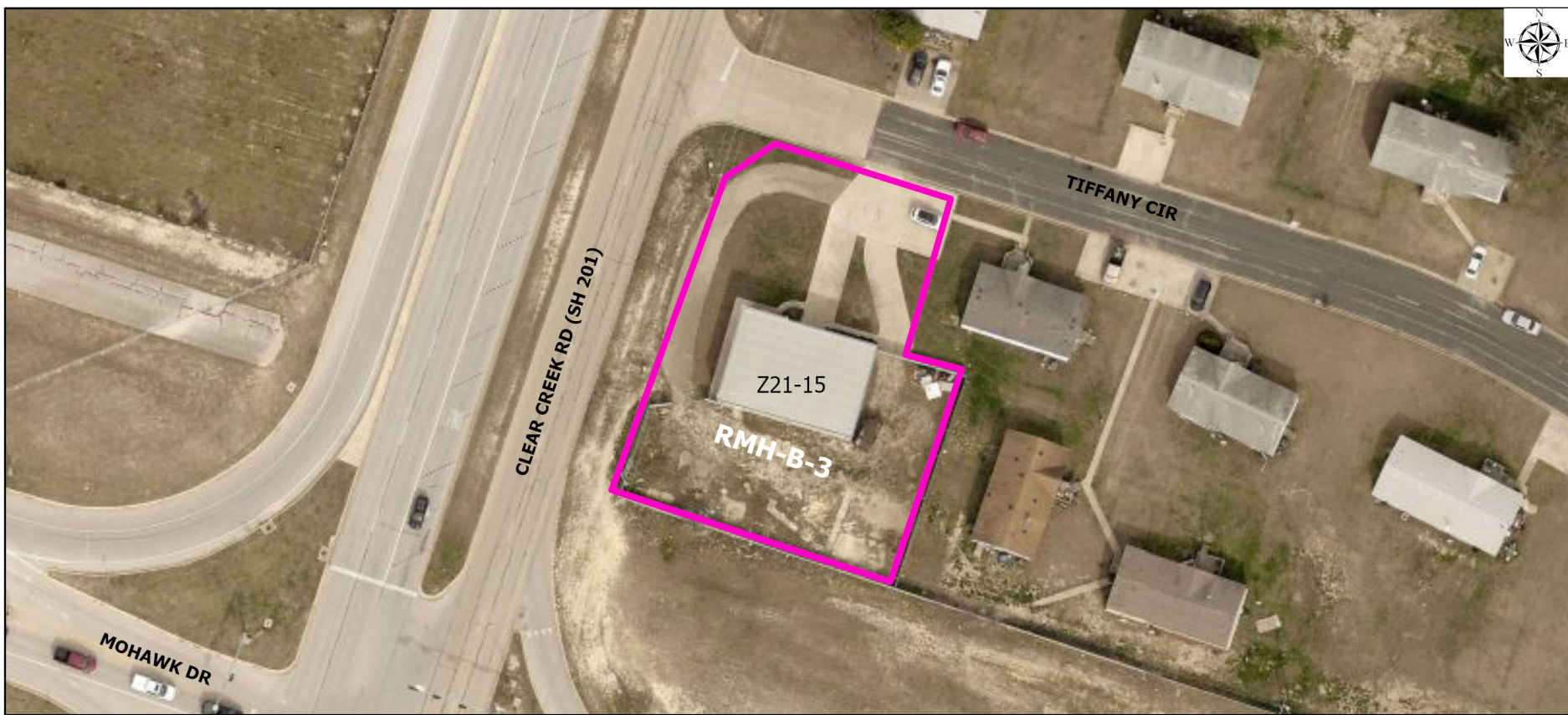


**Legend**

- Major Roads
- - - City Limits
- ★ Zoning Case Location

Attachment #1  
 Council District: 4  
 1 inch = 7,674 feet  
 Subject Property Legal Description: 5314 TIFFANY CIR

Zoning Map  
**Zoning Case 2021-15**



Attachment #3  
Council District: 4  
1 inch = 81 feet  
Subject Property Legal Description: 5314 TIFFANY CIR

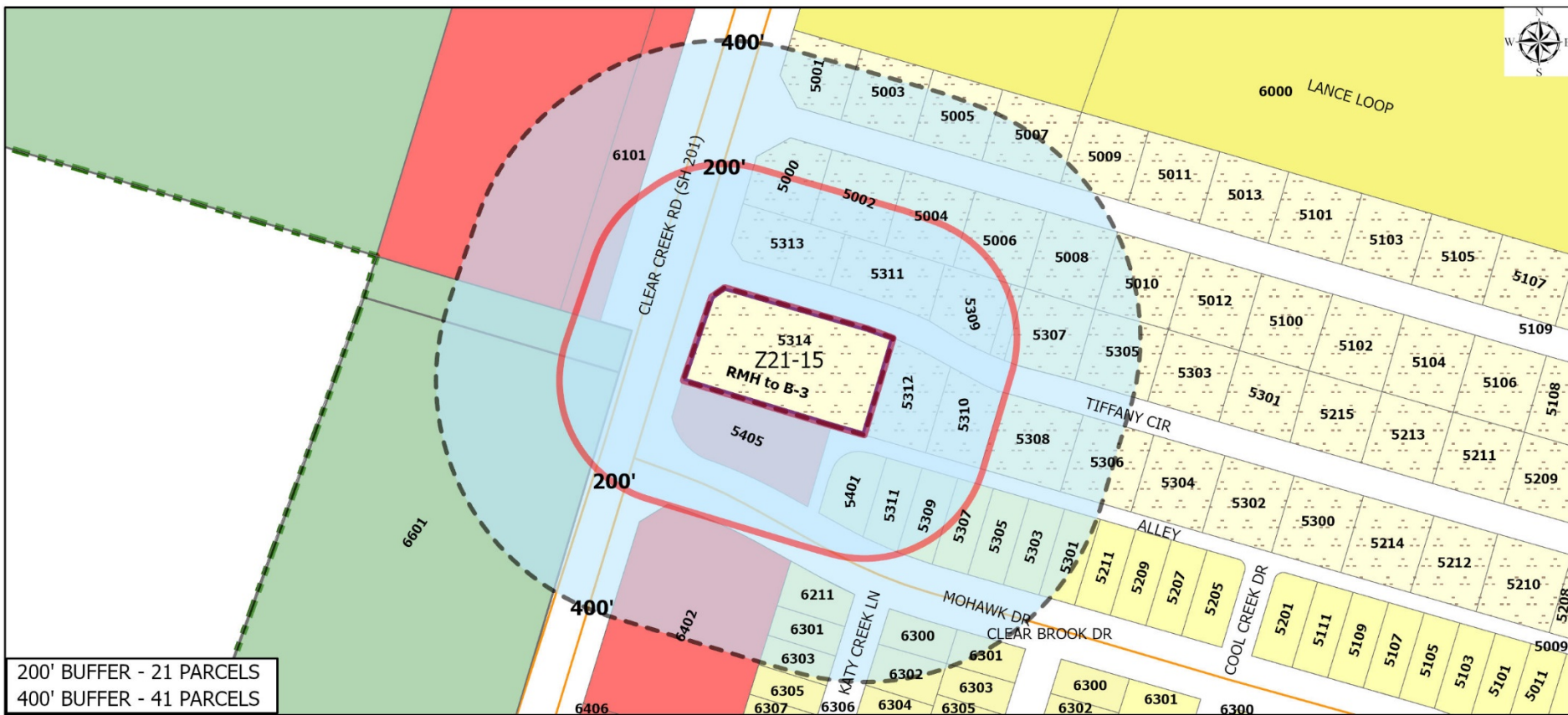
Zoning Map  
**Zoning Case 2021-15**

- Legend**
-  Citylimits
  -  Z21-15

## Case #Z21-15: “R-MS” to “B-3”

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- If approved, the applicant intends to lease the existing structure for use as a commercial business.



200' BUFFER - 21 PARCELS  
 400' BUFFER - 41 PARCELS

Attachment #1  
 Council District: 4  
 1 inch = 260 feet  
 Subject Property Legal Description: 5314 TIFFANY CIR

Zoning Map  
**Zoning Case 2021-15**

| Legend                               |     | Current Zoning   |
|--------------------------------------|-----|--|
| <span style="color: green;">■</span> | A   | <span style="background-color: yellow;">■</span> R-1   |
| <span style="color: red;">■</span>   | B-3 | <span style="background-color: #ffffcc;">■</span> R-MP |
|                                      |     | <span style="background-color: #fff2cc;">■</span> R-MS |
|                                      |     | <span style="background-color: #fff2cc;">■</span> SF-2 |

# Case #Z21-15: “R-MS” to “B-3”

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- ❑ Staff notified forty (41) surrounding property owners regarding this request.
- ❑ As of the date of this staff report, no responses have been received in opposition to the request.

# Alternatives

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- ❑ The City Council has two (2) alternatives. The Council may:
  - ❑ Disapprove the applicant's request; or
  - ❑ Approve the applicant's request.



# Recommendations

- ❑ Staff recommends approval of the applicant's zoning request.
- ❑ At their meeting on June 21, 2021, the Planning & Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.