



CASE #Z21-20: “R1-A” TO “B-3”

PH-21-038

August 3, 2021

# Case #Z21-20 – “R1-A” to “B-3”

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- ❑ **HOLD** a public hearing and consider a request submitted by Johnson-Bell Investments, LLC (**Case #Z21-20**) to rezone approximately 0.53 acre from “R1-A” (Single-Family Garden Home Residential District) to “B-3” (Local Business District), being out of the Lee Residential Addition, Block 001, Lot 001.
- ❑ The property is locally addressed as 5102 Cinch Drive, Killeen, Texas.





Attachment #3

Council District: 4

1 inch = 60 feet

Subject Property Legal Description: LEE RESIDENTIAL ADDITION, BLOCK 001, LOT 0001, ACRES .53

Zoning Map

## Zoning Case 2021-20

### Legend

 Citylimits

 Production.GISADMIN.ZoningCases2021 selection

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- If approved, the applicant intends to open an emergency children's shelter for children who are in the custody of Child Protective Services (CPS), ages 5-17 years of age.



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Subject property looking east:



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Subject property looking west:

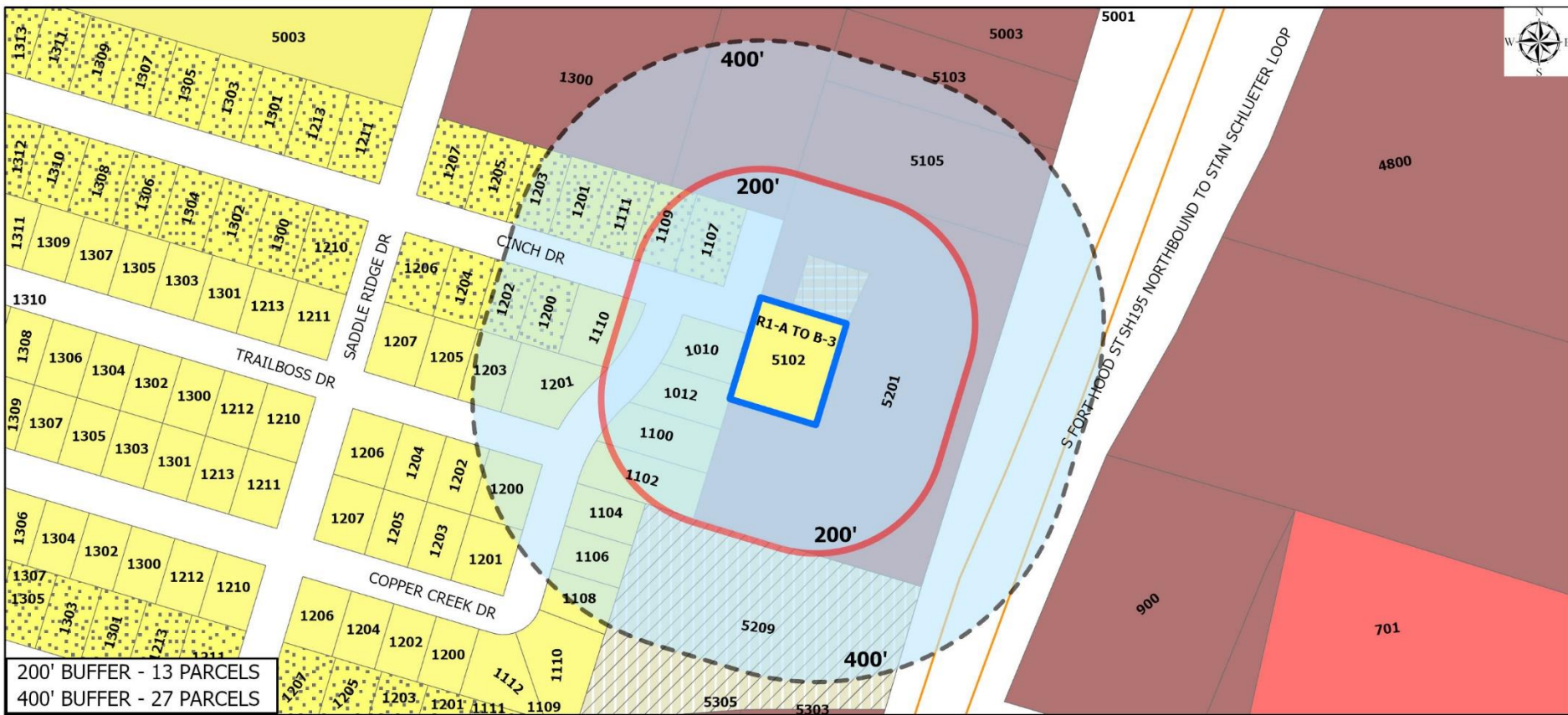


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- ❑ Staff notified twenty-seven (27) surrounding property owners regarding this request.
- ❑ Of those property owners notified, fourteen (14) reside outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and seven (7) reside outside of Killeen.
- ❑ As of the date of this staff report, one (1) written response has been received in opposition to the request.





200' BUFFER - 13 PARCELS  
400' BUFFER - 27 PARCELS

Attachment #1  
Council District: 4  
1 inch = 250 feet  
Subject Property Legal Description: LEE RESIDENTIAL ADDITION, BLOCK 001, LOT 0001, ACRES .53

# Zoning Map

## Zoning Case 2021-20

Legend	CurrentZoning	
		B-3
		B-5
		B-C-1
		CUP
		R-2
		R-MP
		R1-A

# Alternatives

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

# Staff Recommendation

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- ❑ Staff recommends approval of the applicant's request to rezone the property from "R1-A" (Single-Family Garden Home Residential District) to "B-3" (Local Business District).
- ❑ Staff finds that the applicant's request is consistent with the surrounding property and compatible with the existing land uses and prevailing community character.

# Commission Recommendation

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- At their regular meeting on July 19, 2021, the Planning and Zoning Commission recommended approval of the request by a vote of 4 to 1, with Commissioner Sabree in opposition.