



CASE #Z21-31: “B-5” TO “R-2”

PH-21-062

November 2, 2021

## Case #Z21-31: “B-5” to “R-2”

- ❑ **HOLD** a public hearing and consider a request submitted by Kendra Crawford (**Case #Z21-31**) to rezone approximately 0.2 acre being Lot 3, Block 1, out of the Wanda Park Survey from “B-5” (Business District) to “R-2” (Two Family Residential District).
- ❑ The property is located at 1902 Wood Avenue, Killeen, Texas.





Attachment #3

Council District: 1

1 inch = 40 feet

Subject Property Legal Description: 1902 WOOD AVE

Zoning Map

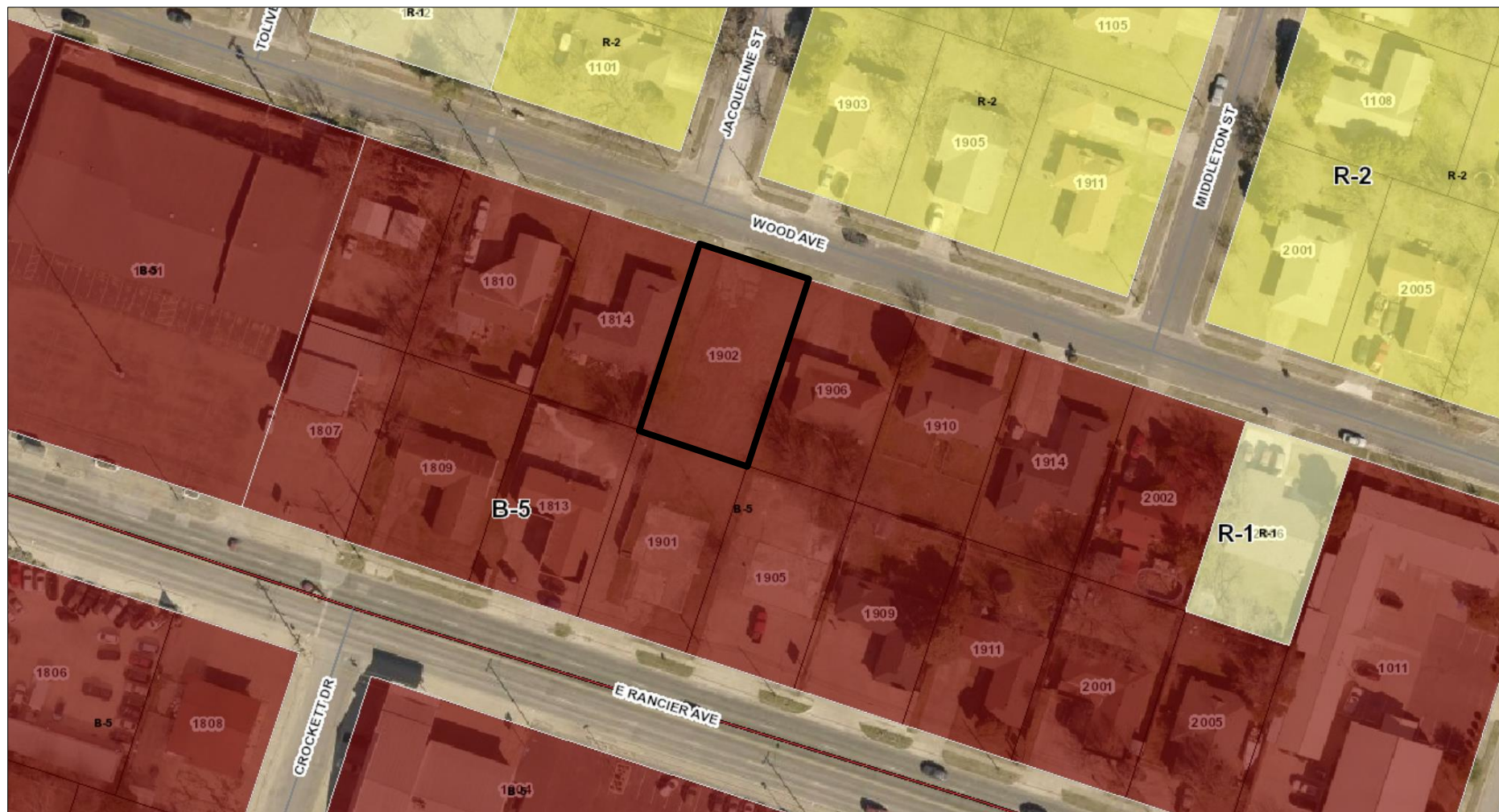
## Zoning Case 2021-31

### Legend

 Citylimits

 Production.GISADMIN.ZoningCases2021  
selection





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- If approved, the applicant intends to build a residential duplex on the property.
- There are no known environmental constraints for these lots. The lots are not within any FEMA regulatory Special Flood Hazard Area (SFHA) and there are no known wetlands on or adjacent to the parcel.

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- This property is designated as ‘General Residential (GR) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- Staff finds that the request is consistent with the Future Land Use Map (FLUM) of the Comprehensive Plan.

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View of the subject property facing south (from Wood Avenue):





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Adjacent property to the north:



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Adjacent property to the west:



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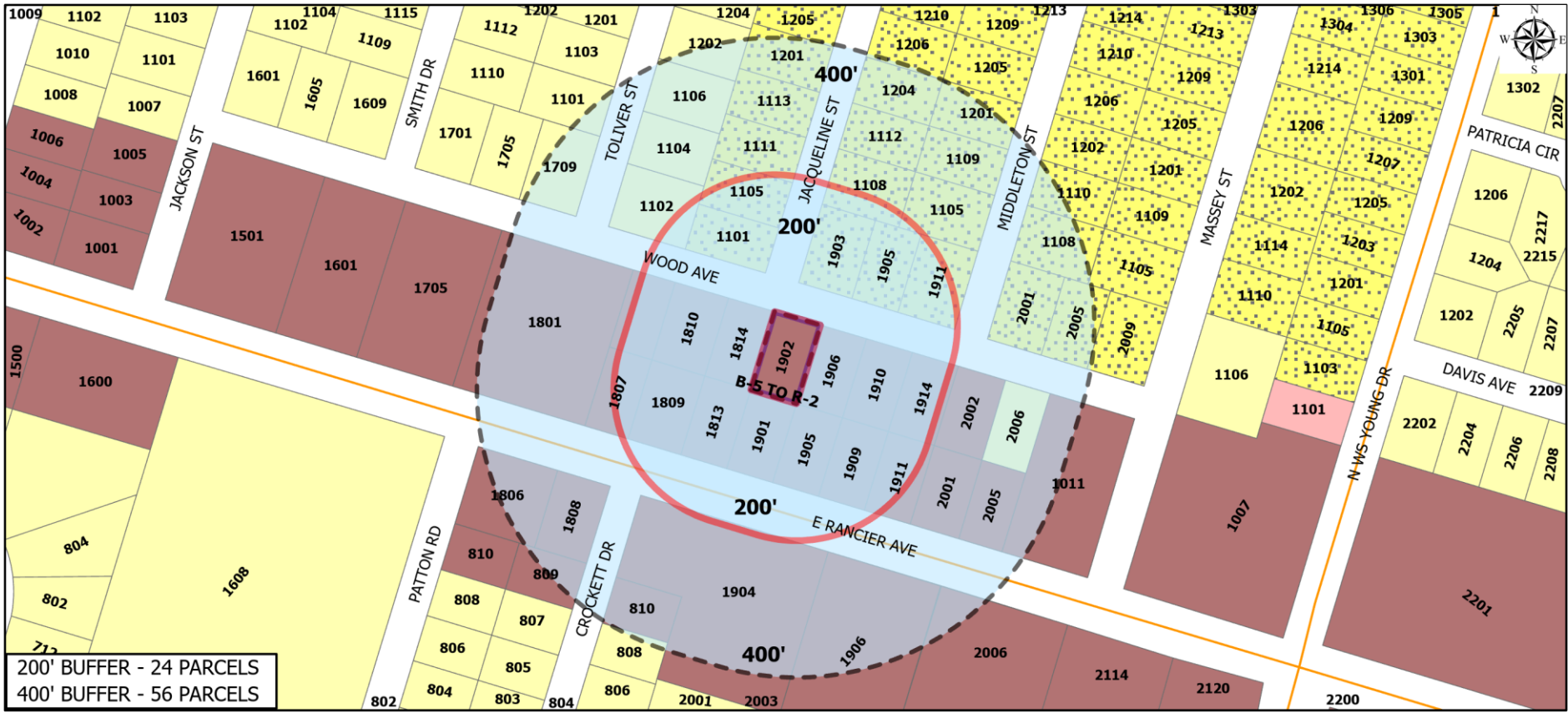
Adjacent property to the east:



# Public Notification

- ❑ Staff notified fifty-five (55) surrounding property owners regarding this request.
- ❑ Of those notified, thirty-two (32) properties are located outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and twenty-two (22) property owners reside outside of Killeen.
- ❑ To date, staff received one (1) written response in support of this request.





# Zoning Map Zoning Case 2021-31

Legend

CurrentZoning

B-5

R-1

R-2

# Alternatives

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- ❑ The City Council has three (3) alternatives. The Council may:
  - ▣ Disapprove of the applicant's request;
  - ▣ Approve a more restrictive zoning district than requested by the applicant; 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 "B-5" (Business District) to "R-2" (Two Family Residential District).
- Staff finds the applicant's request consistent with the surrounding property uses and compatible with the existing land uses and prevailing community character.

# Commission Recommendation

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- At their meeting on October 4, 2021, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0 .