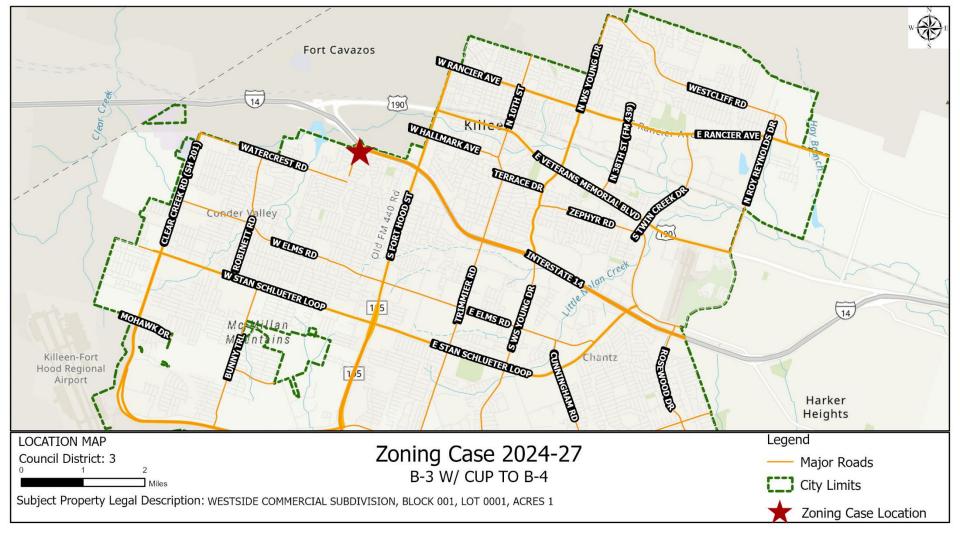
CASE #Z24-27:
"CUP" (COMMUNITY UNIT PLAN) WITH "B-3" TO "B-4"

December 3, 2024

- HOLD a public hearing and consider a request from EAN Holdings, LLC, on behalf of Arcade News Inc. (Case #Z24-27) to rezone approximately one acre of Lot 1, Block 1, Westside Commercial Subdivision, from "CUP" (Community Unit Plan) with "B-3" (Local Business District) uses to "B-4" (Business District).
- The subject property is locally addressed as 2200 W Central Texas Expressway, Killeen, Texas.

3

 Jennifer Novelli, with EAN Holdings, LLC, has submitted a request on behalf of Arcade News, Inc. to rezone approximately one acre of Lot 1, Block 1, Westside Commercial Subdivision, from "CUP" (Community Unit Plan) with "B-3" (Local Business District) uses to "B-4" (Business District). If approved, the applicant intends to develop the existing building and property into a car rental business.





AERIAL MAP

Council District: 3

200

400

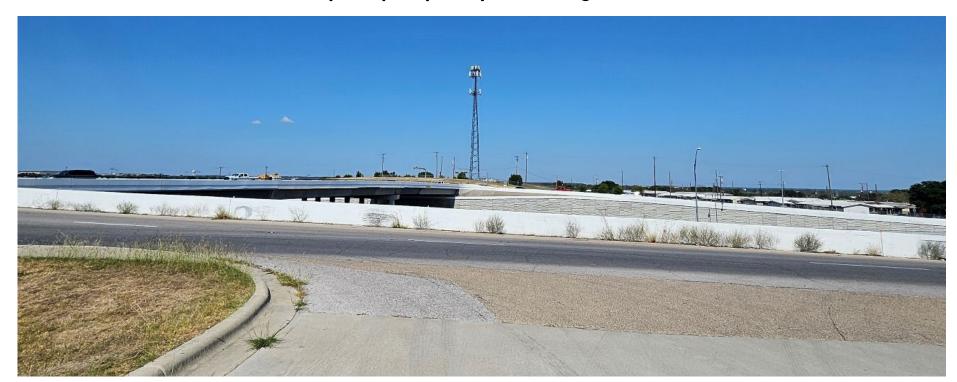
Feet

Zoning Case 2024-27 B-3 W/ CUP TO B-4 Legend



Subject Property Legal Description: WESTSIDE COMMERCIAL SUBDIVISION, BLOCK 001, LOT 0001, ACRES 1

#### Subject property looking north:



#### Subject property looking south:



#### Subject property looking east:



#### Subject property looking west:



### Comprehensive Plan Analysis

- □ This parcel is in the 'Neighborhood Infill' sector on the Growth Sector Map.
- □ This sector includes areas of the city that are already developed and have access to city services and infrastructure, but have vacant, underutilized, or poorly developed properties.
- Growth policies for this sector should encourage development or redevelopment of these properties.
- Development should match the existing character and improve walkable access to businesses and amenities for people living and working in the vicinity.

### Comprehensive Plan Analysis

- □ The subject property is designated 'Regional Commercial' on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- These places are first identified by their principal focus on autooriented traffic. Logically placed near high-traffic intersections to bring people from the surrounding neighborhoods.
- Typical uses will include regional businesses including restaurants, grocery stores, banks, retail, gas stations, and offices and encourages all scales of commercial development.
- □ This place type encourages one hundred percent (100%) nonresidential and fifty percent (50%) residential use mix.

### Comprehensive Plan Analysis

- □ The Comprehensive Plan promotes incremental redevelopment of properties in Killeen that can add to a widespread improvement.
- □ The request supports or furthers the following Comprehensive Plan recommendations:

- LU3 Encourage incremental evolution of neighborhoods.
- Staff finds that the request is consistent with the recommendations of the Killeen 2022 Comprehensive Plan.

#### Development Zone Analysis

□ The property is located within Killeen Development Zone #4.

□ The current land use mix within this area is comprised of 44.81% residential uses and 55.19% commercial uses.

□ Zoning district breakdown:

□ Special Districts 1.87%

■ Residential 42.94%

□ Industrial 0.20%

■ Commercial 51.33%

■ Agricultural 3.66%

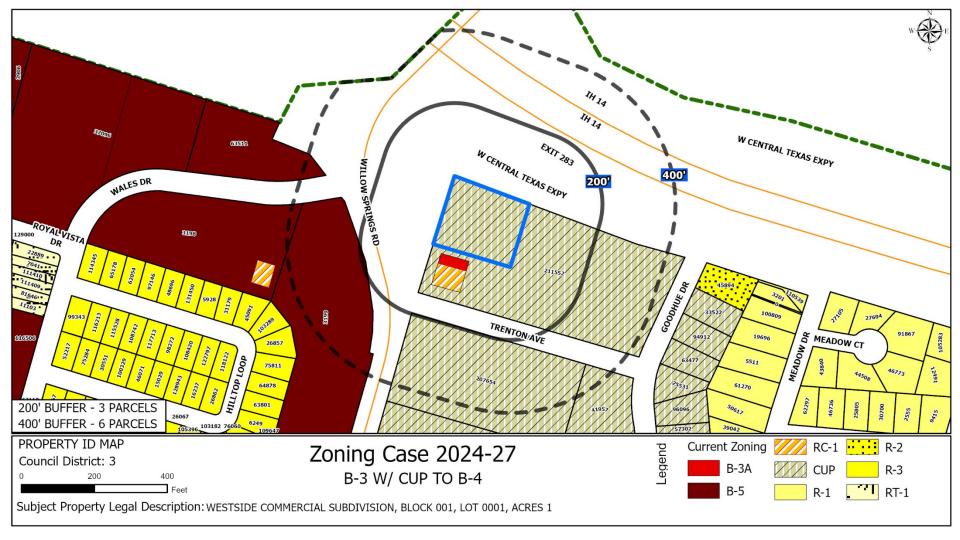


- Water, sanitary sewer, and drainage services are located within the City of Killeen municipal utility service area and are available to the subject tract.
- Ingress and Egress to the property is available via East Bound Service Road of W. Central Texas Expressway (415' wide Principal Arterial), Willow Springs Road (170' wide Minor Arterial and Trenton Ave. (55' wide local street).
- A traffic impact analysis is not required for this project.

- There are no proposed parks or trails located on this site.
- □ Parkland dedication, fees in lieu of, and parkland development fees will not be required, as the property is already developed and commercially zoned.
- □ The property is in the South Nolan Creek Tributary No. 7 Watershed. The property is not in proximity to any regulated wetlands areas as identified on the National Wetlands Inventory maps. The property is within Zone X of a FEMA regulated Special Flood Hazard Area (SFHA).

#### **Public Notification**

- Staff notified five (5) surrounding property owners regarding this request.
- Of those property owners notified, three (3) reside outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by the Council, and two (2) live outside Killeen.
- To date, staff has received no written responses regarding this request.



### Staff Findings

- The subject property has an existing, vacant, commercial structure on the parcel which is zoned "CUP" (Community Unit Plan) with "B-3" (Local Business District) uses.
- The surrounding area includes a mix of developed and undeveloped residential and commercial uses.
- Staff is of the determination that the applicant's request is consistent with the prevailing community character of the adjacent neighborhoods. Additionally, the request is consistent with the recommendations of the Comprehensive Plan.

#### Staff Recommendation

□ Therefore, staff recommends approval of the applicant's request to rezone the property from "CUP" (Community Unit Plan) with "B-3" (Local Business District) uses to "B-4" (Business District) as presented.

#### Commission Recommendation

□ At their regular meeting on October 14, 2024, the Planning and Zoning Commission recommended approval of the request by a vote of 5 to 0.