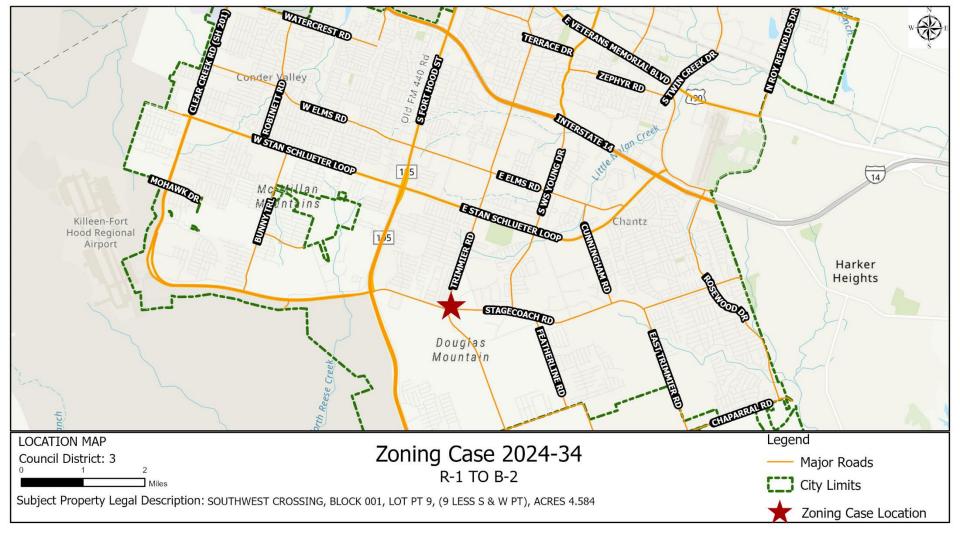
CASE #Z24-34: "R-1" TO "B-2"

February 18, 2025

- Hold a public hearing and consider a request submitted by Jim Wright, on behalf of Doyle Struve, (Case #Z24-34) to rezone approximately 4.584 acres, being part of Lot 9, Block 1 out of the Southwest Crossing Addition, from "R-1" (Single-Family Residential District) to "B-2" (Local Retail District).
- The subject property is locally addressed as 8058 Trimmier Road, Killeen, Texas.

- Mr. Jim Wright has submitted a request on behalf of the property owner to rezone approximately 4.584 acres from "R-1" (Single-Family Residential District) to "B-2" (Local Retail District). If approved, the applicant intends to use the property as a psychiatrist's office.
- The subject property is generally located on the northwest corner of Stagecoach Road and Trimmier Road.





AERIAL MAP

Council District: 3
0 200 400
Feet

Zoning Case 2024-34 R-1 TO B-2 Legend Citylimits

Subject Property Legal Description: SOUTHWEST CROSSING, BLOCK 001, LOT PT 9, (9 LESS S & W PT), ACRES 4.584

View of the subject property facing east from Trimmier Rd:



View of the adjacent property to the west (across Trimmier Rd):



View from the subject property facing north along Trimmier Rd:



View from the subject property facing south along Trimmier Rd:



Comprehensive Plan Analysis

The subject property is located in the 'Controlled Growth' sector on the Growth Sector Map and 'Residential Mix' on the Future Land Use Map.

□ The 'Residential Mix' place type encourages up to twenty-five percent (25%) nonresidential and ninety-five percent (95%) residential use mix.

Comprehensive Plan Analysis

- □ This request supports or furthers the following Killeen 2040 Comprehensive Plan recommendations:
 - LU3 Encourage incremental evolution of neighborhoods.
 - NH4 Build complete neighborhoods.
 - MC2 Coordinate land use and mobility strategies to create commercial nodes in each development zone of the city and within neighborhoods.

Staff Findings

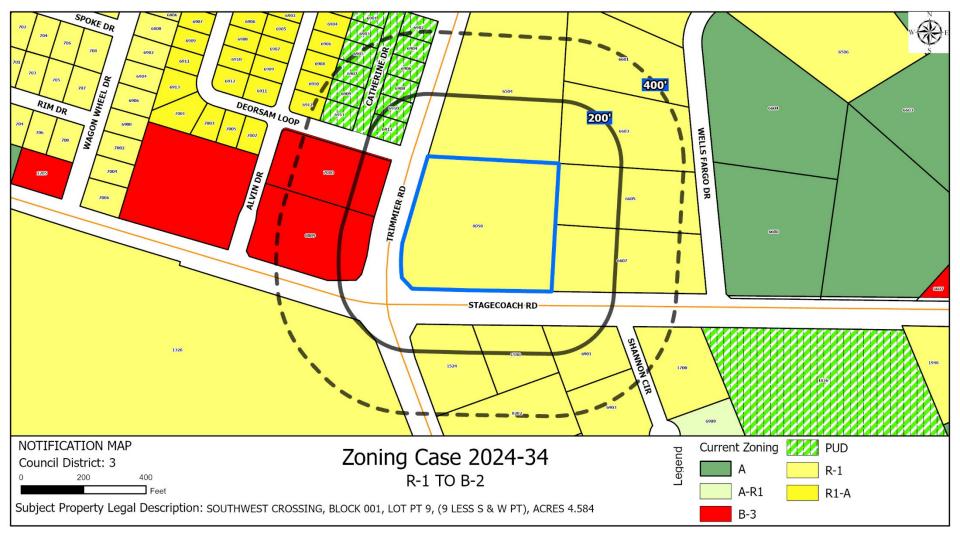
- Based on the size of the existing structure, staff estimates the change of use from residential to medical office will generate approximately three hundred fifty (350) daily trips, which will not trigger a requirement for a Traffic Impact Analysis (TIA).
- □ If, in the future, the property is redeveloped, a TIA will be required at the time of development.

Staff Findings

- Staff finds that the applicant's request is consistent with the recommendations of the Killeen 2040 Comprehensive Plan and with the character of the surrounding area.
- Approval of the applicant's request would have no negative impacts on the surrounding properties.

Public Notification

- Staff notified twenty-eight (28) surrounding property owners regarding this request. Of those property owners notified, thirteen (13) are outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by the Council, and five (5) live outside Killeen.
- As of the date of this staff report, staff has received no written responses regarding this request.



Staff Recommendation

□ Staff recommends approval of the applicant's request to rezone the property from "R-1" (Single-Family Residential District) to "B-2" (Local Retail District).

Commission Recommendation

At their regular meeting on January 13, 2025, the Planning and Zoning Commission recommended approval of the request by a vote of 6 to 0.