



# CASE #Z24-15: “R-1” TO “B-3”

PH-24-033

August 20, 2024

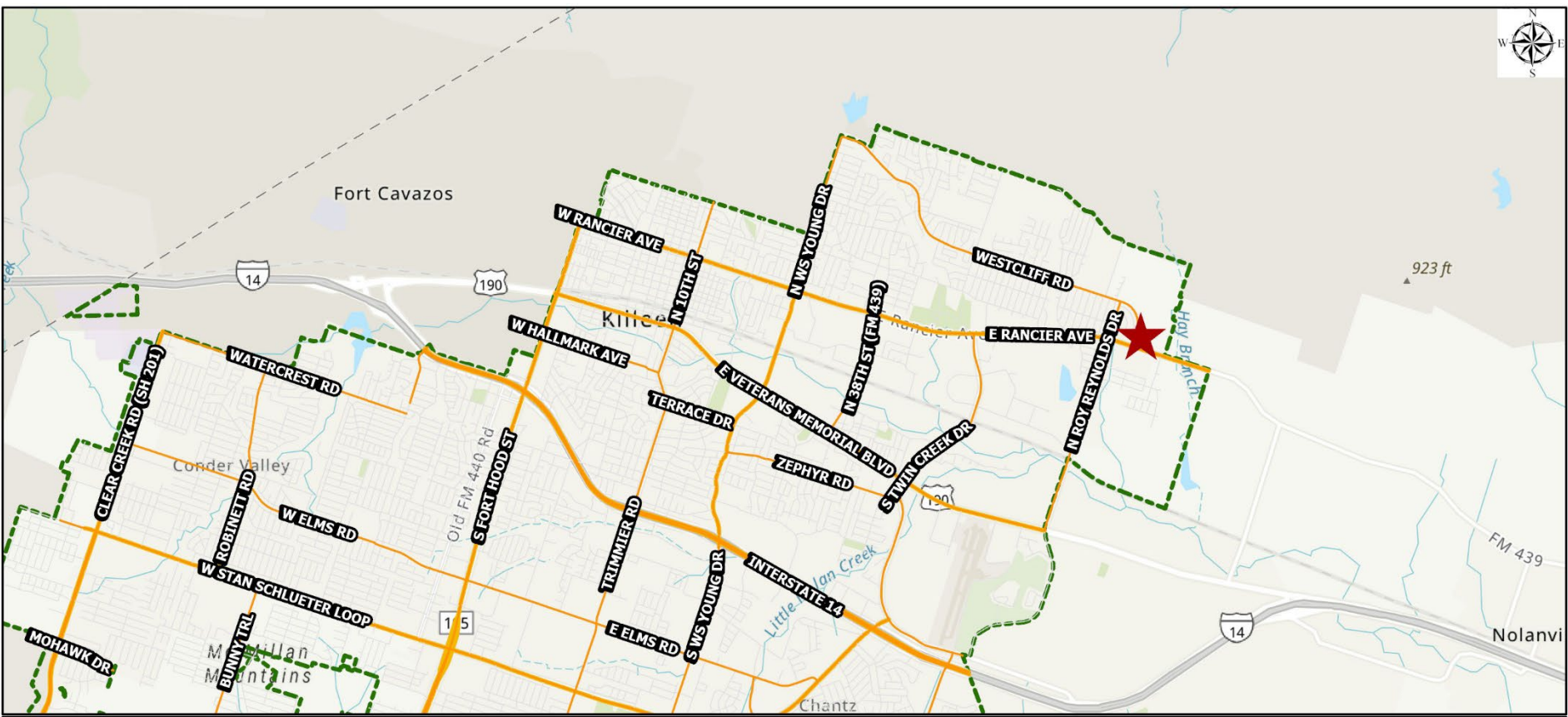
# Case #Z24-15: “R-1” to “B-3”

- **HOLD** a public hearing and consider a request submitted by Quintero Engineering, LLC, on behalf of JSCH Properties, LLC & Earl Horn, (**Case #Z24-15**) to rezone approximately 1.9 acres out of the George W. Cartwright Survey, Abstract No. 159 from “R-1” (Single-Family Residential District) to “B-3” (Local Business District).
- The subject property is locally addressed as 7003 E. Rancier Avenue, Killeen, Texas.

# Case #Z24-15: “R-1” to “B-3”

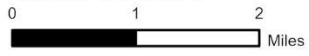
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- Quintero Engineering, LLC has submitted a request on behalf of JSCH Properties, LLC & Earl Horn to rezone approximately 1.9 acres out of the George W. Cartwright Survey, Abstract No. 159 from “R-1” (Single-Family Residential District) to “B-3” (Local Business District).
- The purpose of this request is to change the property's zoning for a commercial development with lease spaces.



**LOCATION MAP**

Council District: 1



Subject Property Legal Description: A0159BC G W CARTWRIGHT, 13, 671-1, ACRES 1.9

# Zoning Case 2024-15

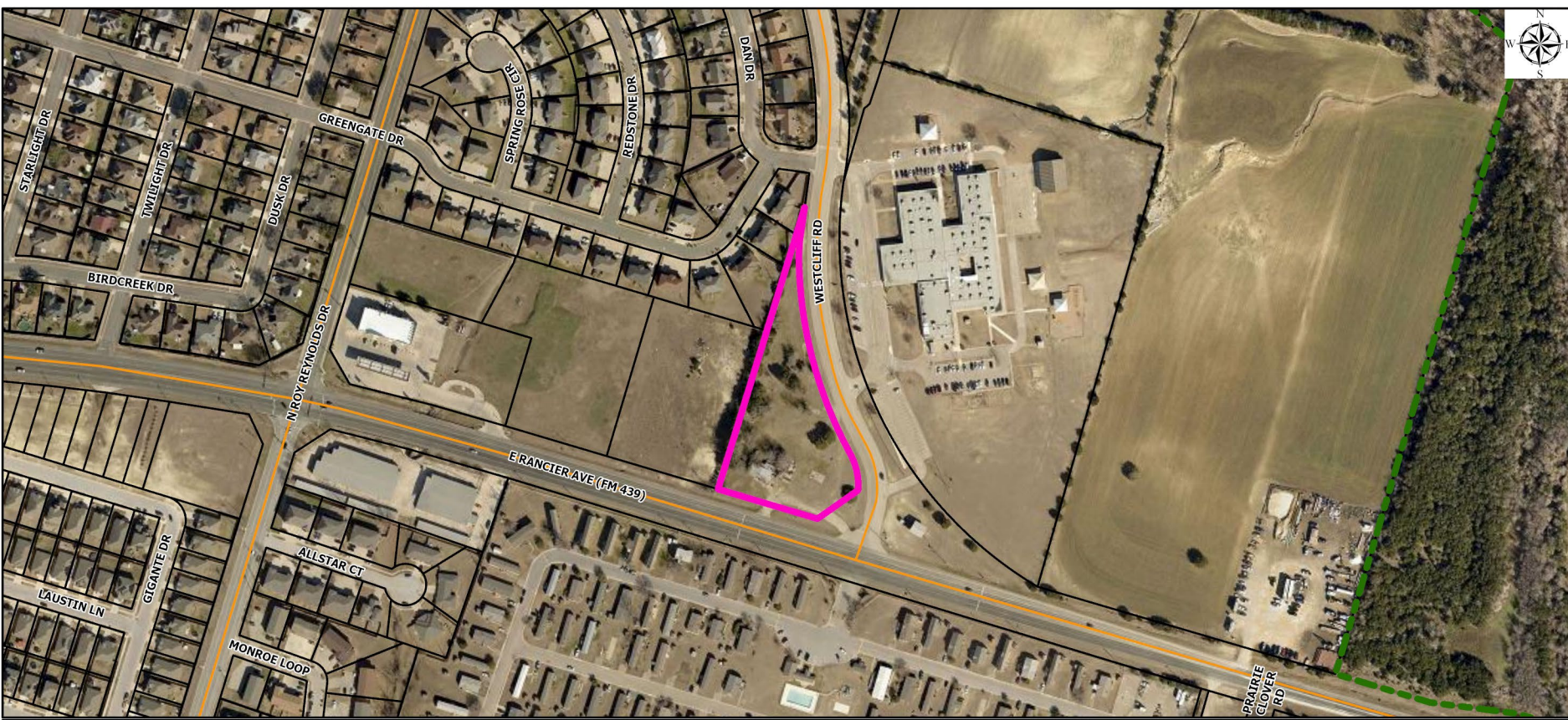
## R-1 TO B-3

**Legend**

— Major Roads

City Limits

★ Zoning Case Location



AERIAL MAP  
 Council District: 1  
 0 200 400  
 Feet

# Zoning Case 2024-15

## R-1 TO B-3

Legend  
 Citylimits

Subject Property Legal Description: A0159BC G W CARTWRIGHT, 13, 671-1, ACRES 1.9

# Case #Z24-15: “R-1” to “B-3”

6

Subject property looking north:



# Case #Z24-15: “R-1” to “B-3”

7

Subject property looking south:



# Case #Z24-15: “R-1” to “B-3”

8

Subject property looking east:





# Case #Z24-15: “R-1” to “B-3”

9

Subject property looking west:



# Comprehensive Plan Analysis

- ❑ The subject property is designated ‘Regional Commercial’ on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- ❑ The ‘Regional Commercial’ place type promotes up to 100% non-residential and up to 50% residential uses.
- ❑ These places are first identified by their principal focus on auto-oriented traffic. They are logically placed near high-traffic intersections and these spaces bring people from many surrounding neighborhoods.
- ❑ Staff finds that the applicant’s request is consistent with the ‘Regional Commercial’ place type.

# Comprehensive Plan Analysis

- The property is designated 'Neighborhood Infill' on the Growth Sector Map of the Comprehensive Plan.
- 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 the development or redevelopment of these properties with accessory dwelling units, smallplexes, and commercial that provide incremental increases in density.

# Comprehensive Plan Analysis

- The request supports or furthers the following 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.

# Comprehensive Plan Analysis

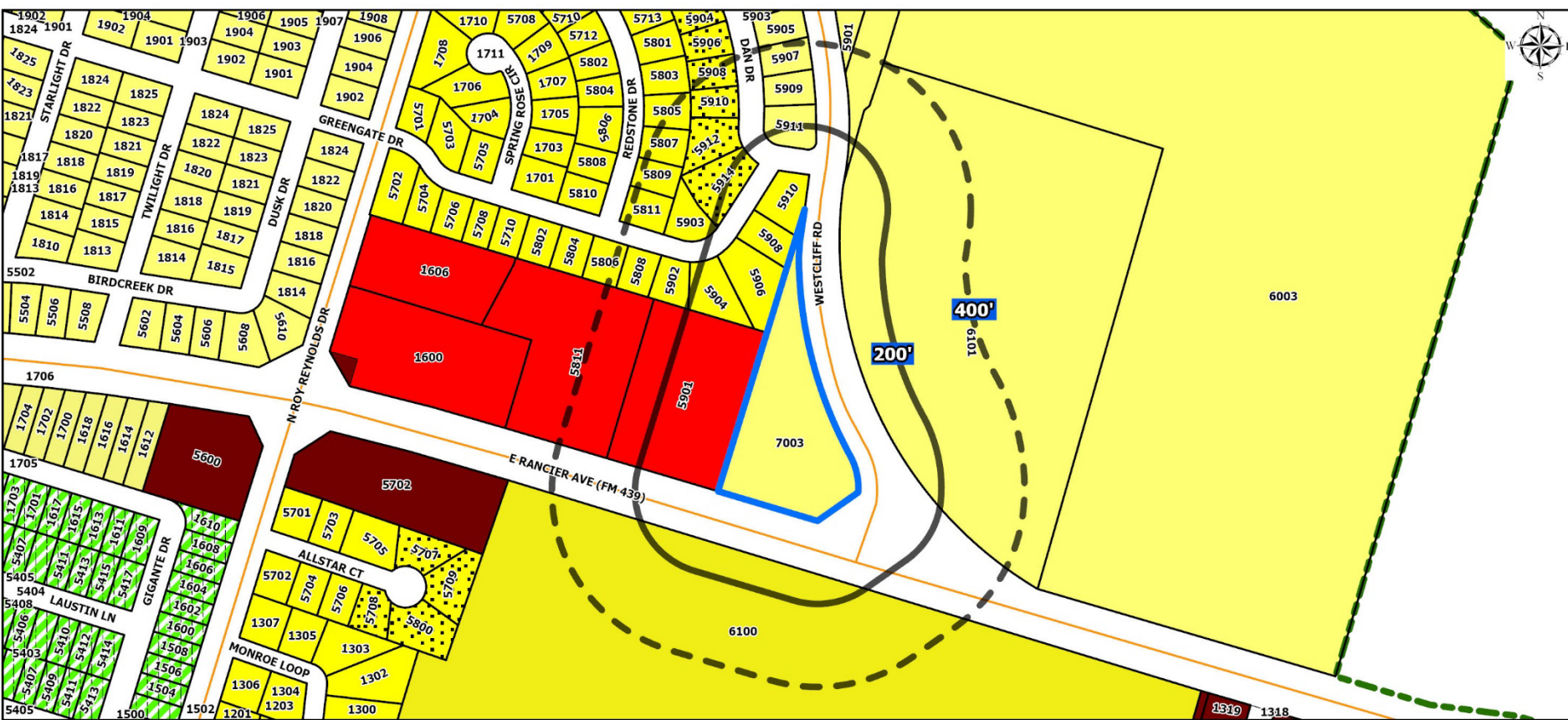
13

- ❑ The property is located within Killeen Development Zone #2.
- ❑ The current land use mix within this area is comprised of 32.47% non-residential and 67.53% of residential uses.
- ❑ Zoning district breakdown:
  - ❑ Special Districts 1.96%
  - ❑ Residential 65.57%
  - ❑ Industrial 21.93%
  - ❑ Commercial 10.35%
  - ❑ Agricultural 0.18%
- ❑ Vacant Property 38.31%



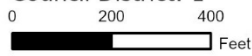
# Public Notification

- Staff notified twenty-six (26) surrounding property owners regarding this request.
- Of those property owners notified, fourteen (14) are outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by the Council, and thirteen (13) live outside Killeen.
- As of the date of this report, staff has received no written responses regarding this request.



**NOTIFICATION MAP**

Council District: 1



**Zoning Case 2024-15**  
**R-1 TO B-3**

Subject Property Legal Description: A0159BC G W CARTWRIGHT, 13, 671-1, ACRES 1.9

Legend	Current Zoning	PUD	R-3
	B-3	R-1	R-MP
	B-5	R-2	SF-2

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- Ingress and Egress to the property is via E. Rancier Avenue (FM439) and Westcliff Road.
- Westcliff Road is considered a 100' Minor Arterial. E. Rancier Avenue is considered a 110' Principal Arterial and is maintained by the Texas Department of Public Safety.
- The proposed land use could generate more than 3,800 average daily trips.
- A traffic impact analysis may be required depending on the final use determination.



# Case #Z24-15: “R-1” to “B-3”

17

- The property is in the South Nolan Creek, #7 Watershed, and is within a Zone X FEMA-regulatory Special Flood Hazard Area (SFHA).
- Water, sanitary sewer, and drainage utility service will be provided by the City of Killeen.
- There are no proposed parks or trails located on this site. Nonresidential development is exempt from parkland dedication requirements in accordance with Sec. 26-129(B)1.

# Staff Findings

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

# Staff Recommendation

- Therefore, staff recommends approval of the applicant's request to rezone the subject property from "R-1" (Single-Family Residential District) to "B-3" (Local Business District) as presented.

# Commission Recommendation

- At their regular meeting on July 15, 2024, the Planning and Zoning Commission recommended approval of the applicant's request to rezone the property from “R-1” (Single-Family Residential District) to “B-3” (Local Business District) as presented by a vote of 6 to 0.