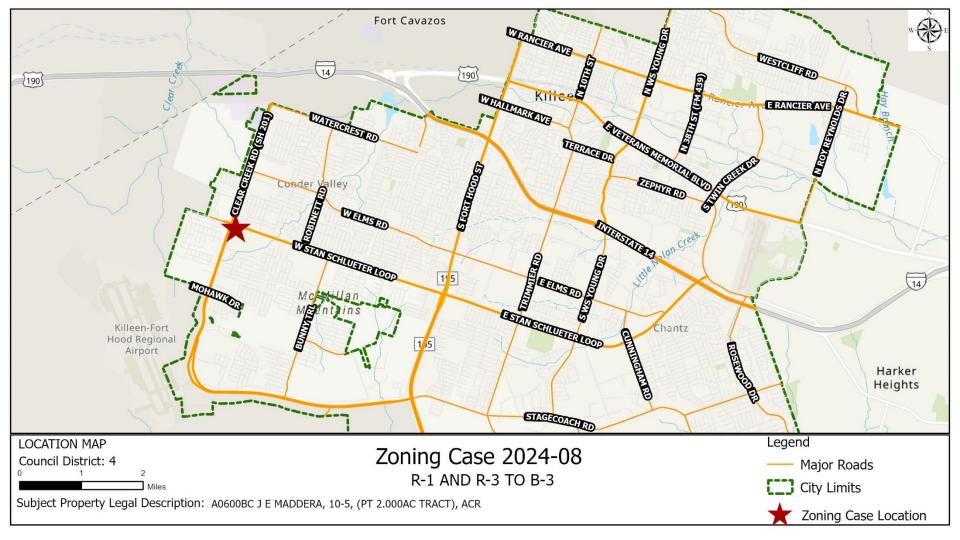
PH-24-016 May 21, 2024

HOLD a public hearing and consider a request submitted by Melba Impson (Case #Z24-08) to rezone approximately 2.00 acres out of the J. E. Maderra Survey, Abstract No. 600, 10-5, from "R-1" (Single-Family Residential District) and "R-3" (Multifamily Residential District) to "B-3" (Local Business District). The subject property is generally located southeast of the intersection of West Stan Schlueter Loop and Clear Creek Road (S.H. 201), Killeen, Texas.





AERIAL MAP
Council District: 4
0 200 400
Feet

Zoning Case 2024-08 R-1 AND R-3 TO B-3 Legend Citylimits

Subject Property Legal Description: A0600BC J E MADDERA, 10-5, (PT 2.000AC TRACT), ACR

- Ms. Melba Impson has submitted a request to rezone approximately 2.00 acres from "R-1" (Single-Family Residential District) and "R-3" (Multifamily Residential District) to "B-3" (Local Business District).
- The purpose of this request is to change the property's zoning in order to sell it to a prospective commercial developer.
- □ This property is locally addressed as 4810 Clear Creek Road.

View of the subject property looking north:



View of the adjacent property to the south:



CASE #Z24-08: "R-1" & "R-3" TO "B-3"

View of the subject property facing east:



View facing west from the subject property:



- 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.
- Staff finds that the applicant's request is consistent with the 'Regional Commercial' place type.

- This area is designated 'Intended Growth' on the Growth Sector Map of the Comprehensive Plan.
- This sector includes property that is in close proximity to existing development and has access to existing or planned infrastructure.
- Development in this sector should align with the Big Ideas of this plan.

- 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.

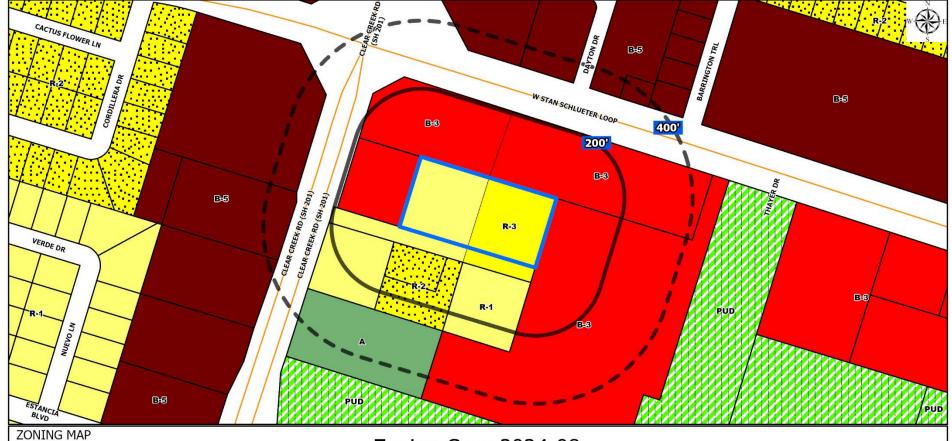
Development Zone Analysis

- The property is located within Killeen Development Zone #5.
- The current land use mix within this area comprises approximately:
 - 38.17% non-residential uses
 - □ 61.8% of residential uses
- Zoning district breakdown:
 - □ Special Districts 5.66%
 - Residential 63.75%
 - □ Industrial .58%
 - □ Commercial 9.76%
 - □ Agricultural 20.25%



Public Notification

- Staff notified seventeen (17) surrounding property owners regarding this request. Of those property owners notified, eight (8) are outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by the Council, and eleven (11) live outside Killeen.
- To date, staff has received no written responses regarding this request.



Council District: 4
0 200 400
Feet

Zoning Case 2024-08

R-1 AND R-3 TO B-3

Subject Property Legal Description: A0600BC J E MADDERA, 10-5, (PT 2.000AC TRACT), ACR

Staff finds that the applicant's request is consistent with the policies and principles of the Killeen 2040 Comprehensive Plan.

Staff is of the determination that approval of the applicant's request would allow additional opportunity for commercial development in this area.

Staff Recommendation

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

Commission Recommendation

□ At their regular meeting on April 15, 2024, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 4 to 0.