



CASE #Z24-16: “B-5” TO “B-C-1”

PH-24-034

August 20, 2024

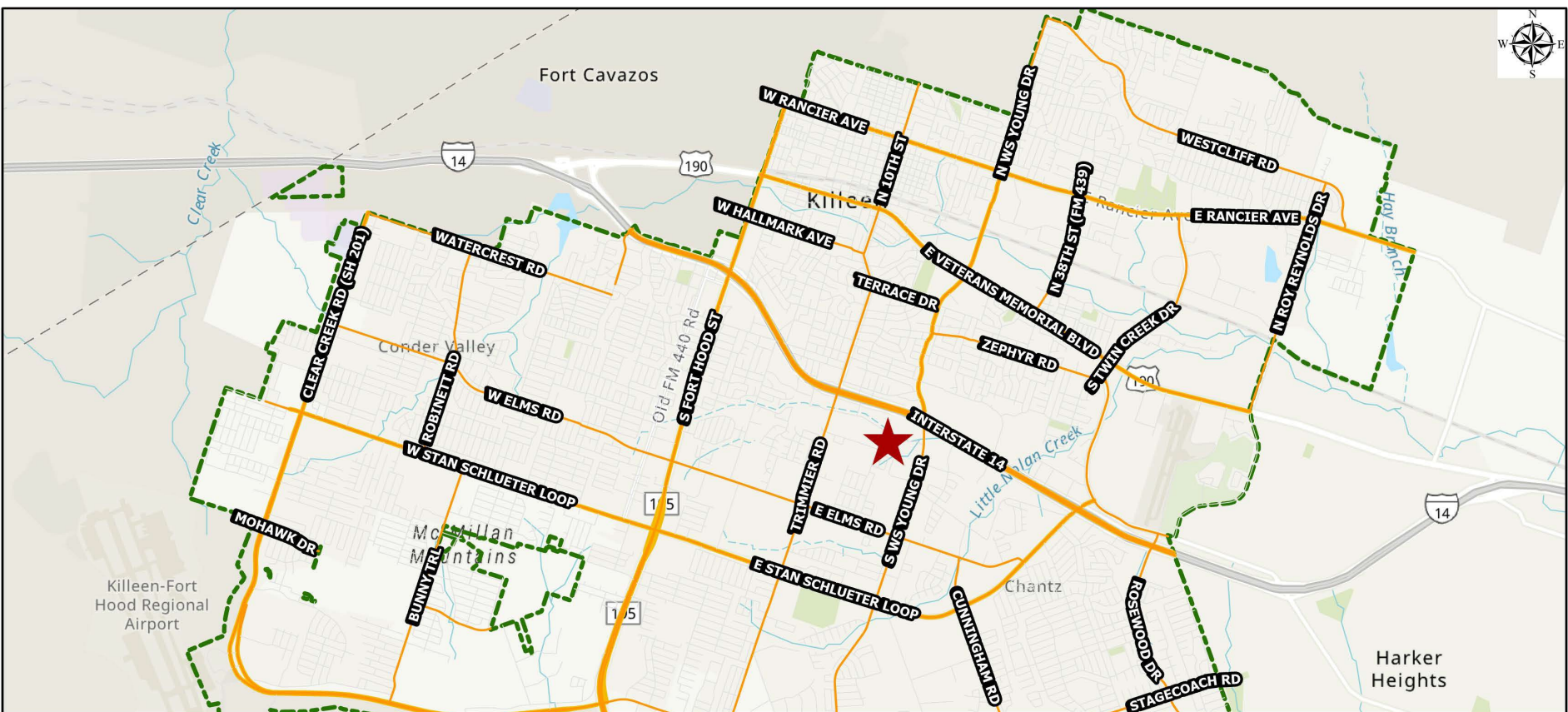
Case #Z24-16: “B-5” TO “B-C-1”

- **HOLD** a public hearing and consider a request submitted by Gena Cannon on behalf of Morris Venture Partners V, LLC (**Case #Z24-16**) to rezone a part of the 190 Retail Center Third Addition from “B-5” (Business District) to “B-C-1” (General Business and Alcohol Sales District).
- The subject property is locally addressed as 1600 Lowes Boulevard, Suites 600 and 800, Killeen, Texas.

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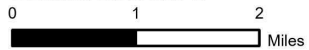
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- Gena Cannon on behalf of Morris Venture Partners V, LLC (**Case #Z24-16**) submitted this request to rezone a part of the 190 Retail Center Third Addition from “B-5” (Business District) to “B-C-1” (General Business and Alcohol Sales District).
- If approved, the applicant intends to sell and serve alcohol for on-premise consumption.



LOCATION MAP




Council District: 1

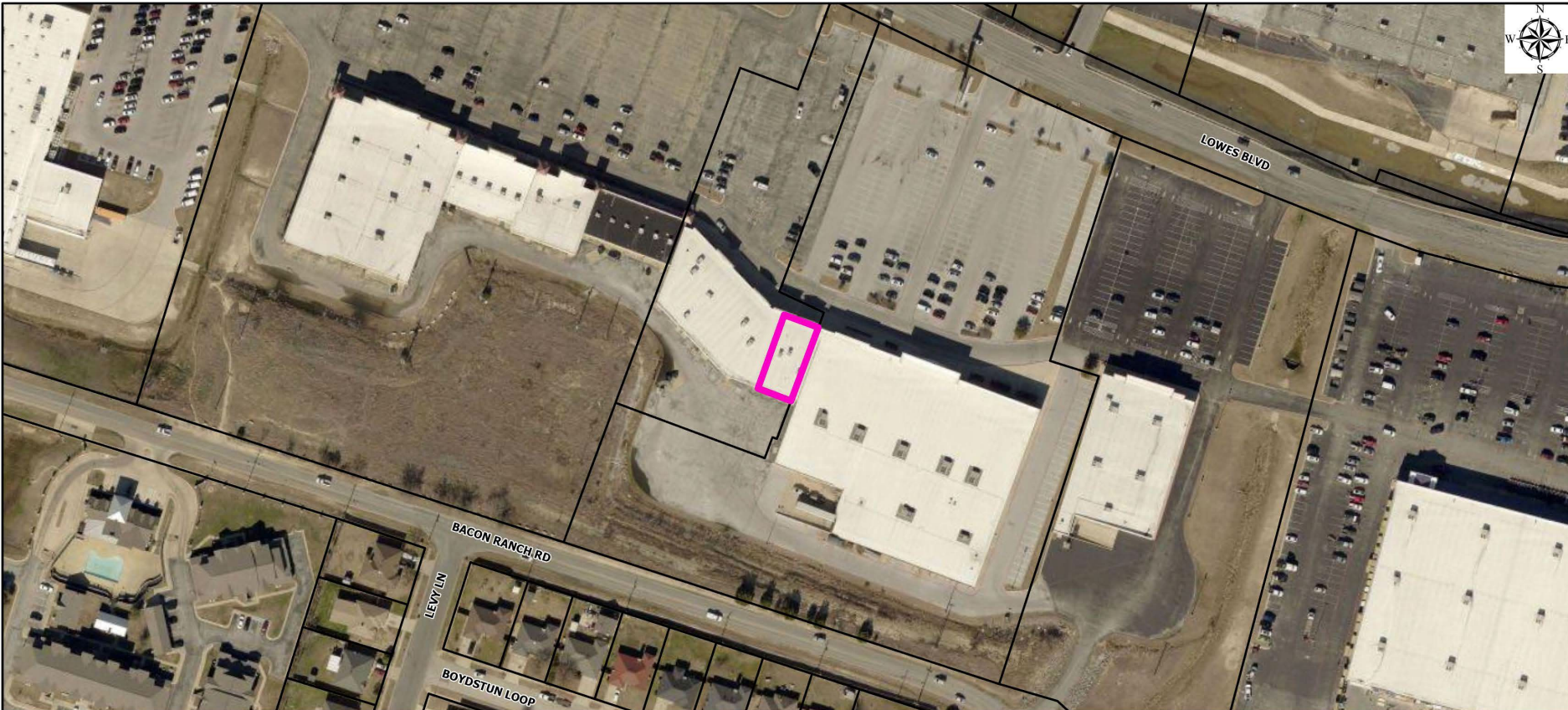


Subject Property Legal Description: 190 RETAIL CENTER THIRD ADDITION, BLOCK 001, LOT 0001, ACRES 2.75

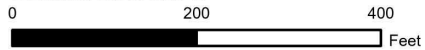
Zoning Case 2024-16
B-5 TO B-C-1

Legend

-  Major Roads
-  City Limits
-  Zoning Case Location



AERIAL MAP
Council District: 1



Zoning Case 2024-16

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Legend
 Citylimits

Subject Property Legal Description: 190 RETAIL CENTER THIRD ADDITION, BLOCK 001, LOT 0001, ACRES 2.75

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View of the subject property looking south:



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View of the subject property looking east:



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View of the subject property looking west:



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View of the subject property looking north:



Comprehensive Plan Analysis

- The subject property is designated ‘Regional Commercial’.
- The ‘Regional Commercial’ place type is characterized by its principal focus on auto-oriented developments and is placed near high-traffic intersections.
- 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.

Comprehensive Plan Analysis

- The property is designated ‘Neighborhood Infill’ on the Growth Sector Map of the Comprehensive Plan.
- The ‘Neighborhood Infill’ sector has existing development and full service, but are in areas where additional population, higher development intensities, and integration of uses is desired.
- Growth policies for this area should support infill development and redevelopment projects.

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

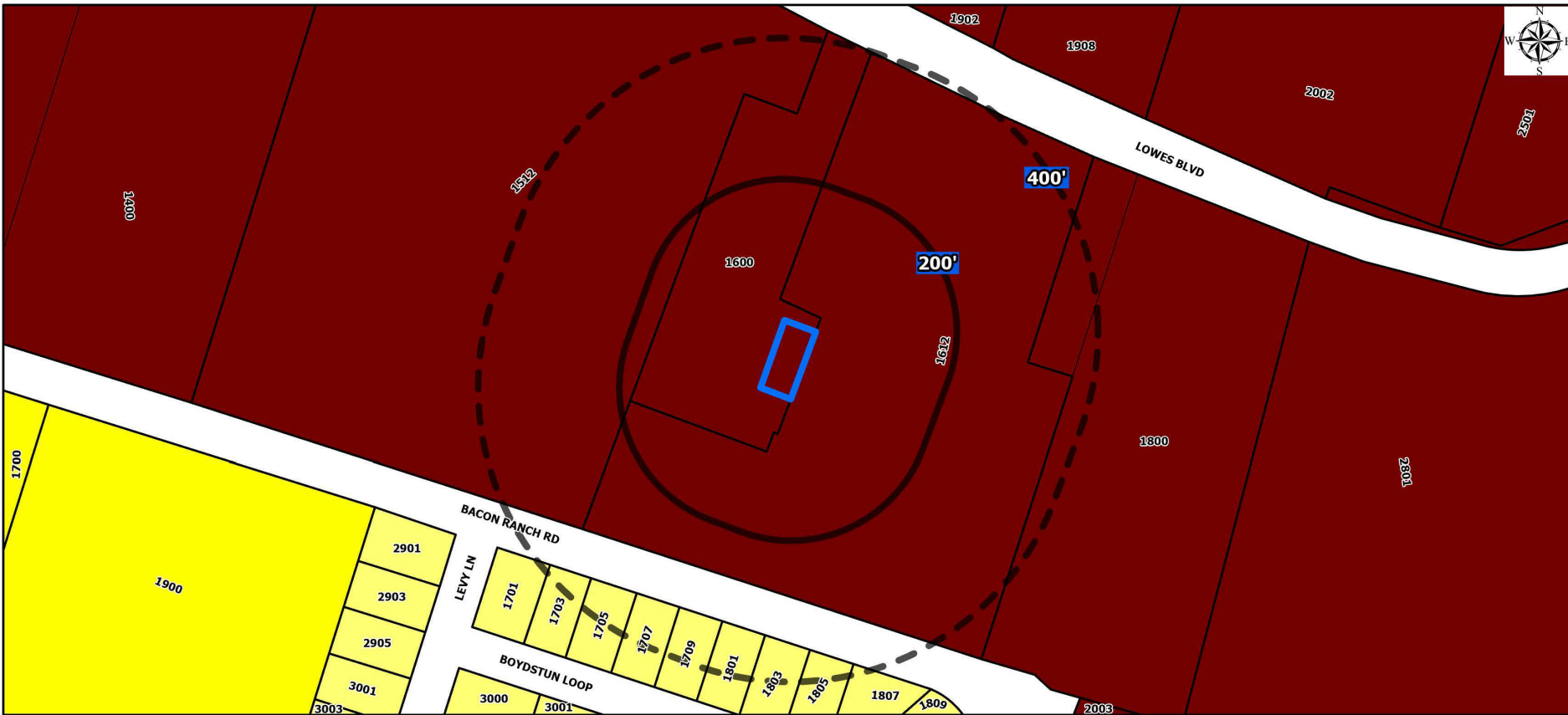
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- The property is located within Killeen Development Zone #6.
- Zoning district breakdown:
 - ▣ Special Districts 3.52%
 - ▣ Residential 62.25%
 - ▣ Industrial 2.40%
 - ▣ Commercial 30.63%
 - ▣ Agricultural 1.20%
- Vacant Property 27.44%



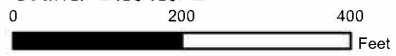
Public Notification

- Staff notified twelve (12) surrounding property owners regarding this request.
- Of those property owners notified, ten (10) reside outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by the Council, and six (6) live outside of the City of Killeen corporate limits.
- To date, staff has received no written responses regarding this request.



NOTIFICATION MAP

Council District: 2



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Legend

- Current Zoning
- B-5
- R-1
- R-3

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- Ingress and egress to the property is via four (4) existing commercial driveways accessing the property from Lowes Boulevard and through commercial connections to the Walmart Super Center to the west, and OfficeMax to the east. A supplemental paved entrance to the rear of the establishment is via Bacon Ranch Road.
- This request is expected to generate an additional one hundred and fifty-seven (157) trips per day. A traffic impact analysis will not be required.

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- The property is within Zone X a FEMA-regulatory Special Flood Hazard Area (SFHA). There are no known wetland areas on the property as identified by the National Wetlands Inventory. However, the property is located in proximity to the Trimmier Road Ditch.
- There is a proposed trail located on the north side of this site along Lowes Blvd. There are no parkland dedication requirements associated with this zoning request in accordance with Section 26-129(B)1.

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- Water, sanitary sewer, and drainage utility services are located within the City of Killeen municipal utility service area and are currently in use by the subject tract. No additional water or wastewater services are anticipated.

Staff Findings

- Staff is of the determination that the applicant's request is consistent with the recommendations of the Killeen 2040 Comprehensive Plan, as indicated in the Comprehensive Plan Analysis.
- 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 "B-5" (Business District) to "B-C-1" (General Business and Alcohol Sales District).

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 subject property from "B-5" (Business District) to "B-C-1" (General Business and Alcohol Sales District) as presented by a vote of 6 to 0.