



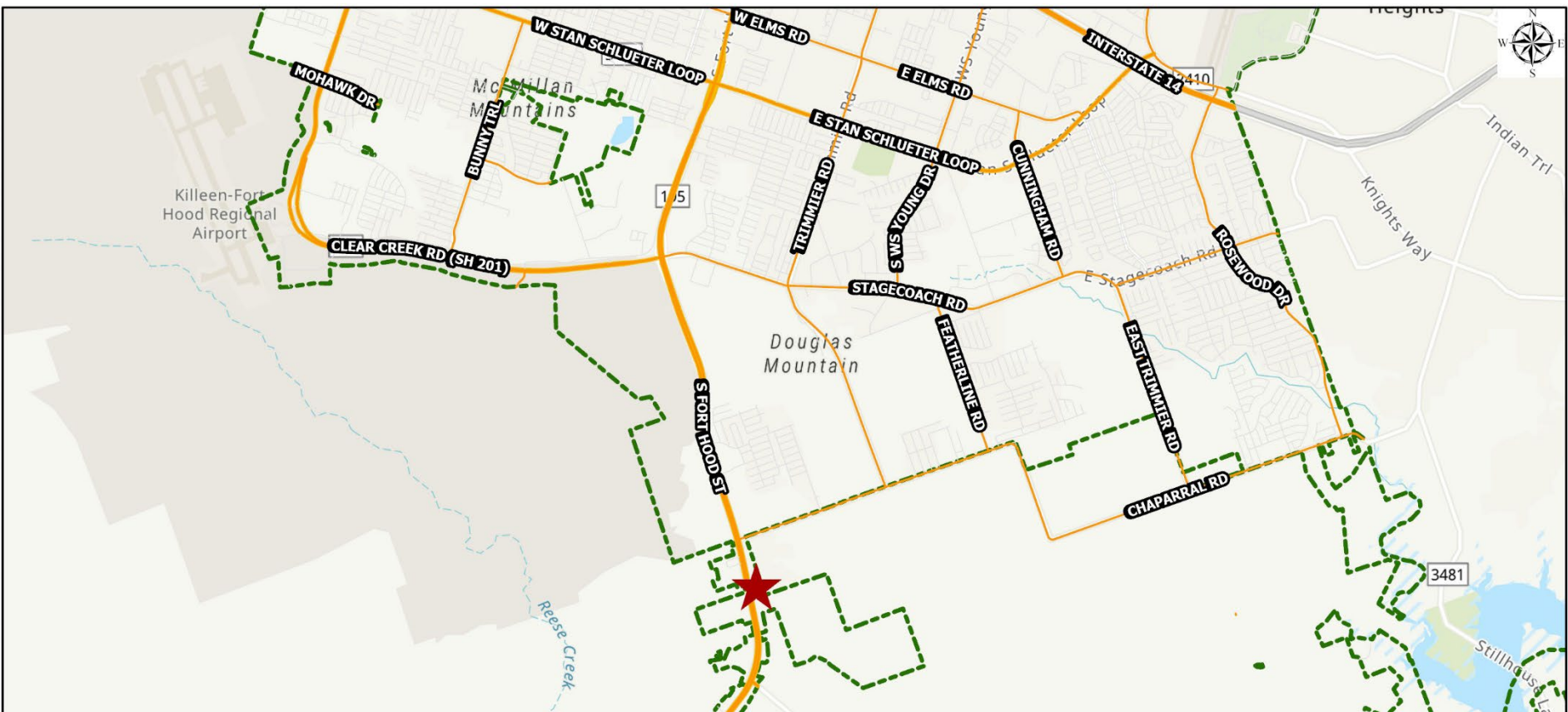
CASE #Z23-31: “A” TO “B-4”

PH-24-005

February 20, 2024

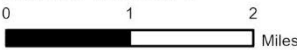
Case #Z23-31: “A” to “B-4”

- **HOLD** a public hearing and consider a request submitted by Gerber Ochoa on behalf of Shah Motors, LLC (**Case #Z23-31**) to rezone approximately 4.63 acres, being part of the R. A. McGee Survey, Abstract No. 561, from “A” (Agricultural) to “B-4” (Business District).
- The subject property is generally located on the east side of South Fort Hood Street, approximately 1,920 feet south of the intersection of Chaparral Road, Killeen, Texas.



LOCATION MAP

Council District: 3



Subject Property Legal Description: A0561BC R A MCGEE, ACRES 4.63

Zoning Case 2023-31
A TO B-4

Legend

Major Roads

City Limits

Zoning Case Location



AERIAL MAP
Council District: 3
0 200 400
Feet

Zoning Case 2023-31

A TO B-4

Legend
 Citylimits

Subject Property Legal Description:A0561BC R A MCGEE, ACRES 4.63



ZONING MAP

Council District: 3



Subject Property Legal Description: A0561BC R A MCGEE, ACRES 4.63

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View of the subject property looking east:



Case #Z23-31: “A” to “B-4”

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View of the surrounding property to the west:



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View of the surrounding property to the south:



Case #Z23-31: “A” to “B-4”

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View of the surrounding property to the north:



Case #Z23-31: “A” to “B-4”

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- ❑ The Future Land Use map for this property was changed from a ‘Residential Mix’ designation to a ‘Regional Commercial’ designation on October 24th, 2023, via ordinance 23-067.
- ❑ There are no City utility services available to the property.
- ❑ The property is located within the West Bell County Water Supply Corporation CCN.
- ❑ With no sewer service available to the subject tract, it will require an on-site sewage facility (septic system) if developed.

Comprehensive Plan Analysis

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- ❑ The property is identified as 'Regional Commercial' on the Future Land Use Map (FLUM).
- ❑ The 'Regional Commercial' place type promotes up to 100% non-residential uses and up to 50% residential uses.
- ❑ Typical uses will include regional businesses including but not limited to restaurants, retail, gas stations, and offices that are auto-oriented, at high-traffic intersections, and support many surrounding neighborhoods.
- ❑ Staff finds that the applicant's request is consistent with the 'Regional Commercial' place type.

Comprehensive Plan Analysis

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- The property is designated 'Controlled Growth' on the Growth Sector Map (FLUM) of the Comprehensive Plan.
- The 'Controlled Growth' sector includes areas in the city limits and approved Municipal Utility Districts (MUDs) with close access to city infrastructure.
- Development proposed in this sector will be evaluated for adherence to the Big Ideas and Recommendations of the plan, particularly those related to housing and neighborhood options, and improve Killeen's fiscal health and sustainability.

Comprehensive Plan Analysis

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- The request supports or furthers the following 2022 Comprehensive Plan recommendations:
 - ▣ **LU1** – Use place types and complete neighborhoods as building blocks
 - ▣ **LU3** – Encourage incremental evolution of neighborhoods
 - ▣ **NH4** – Build complete neighborhoods

Development Zone Analysis

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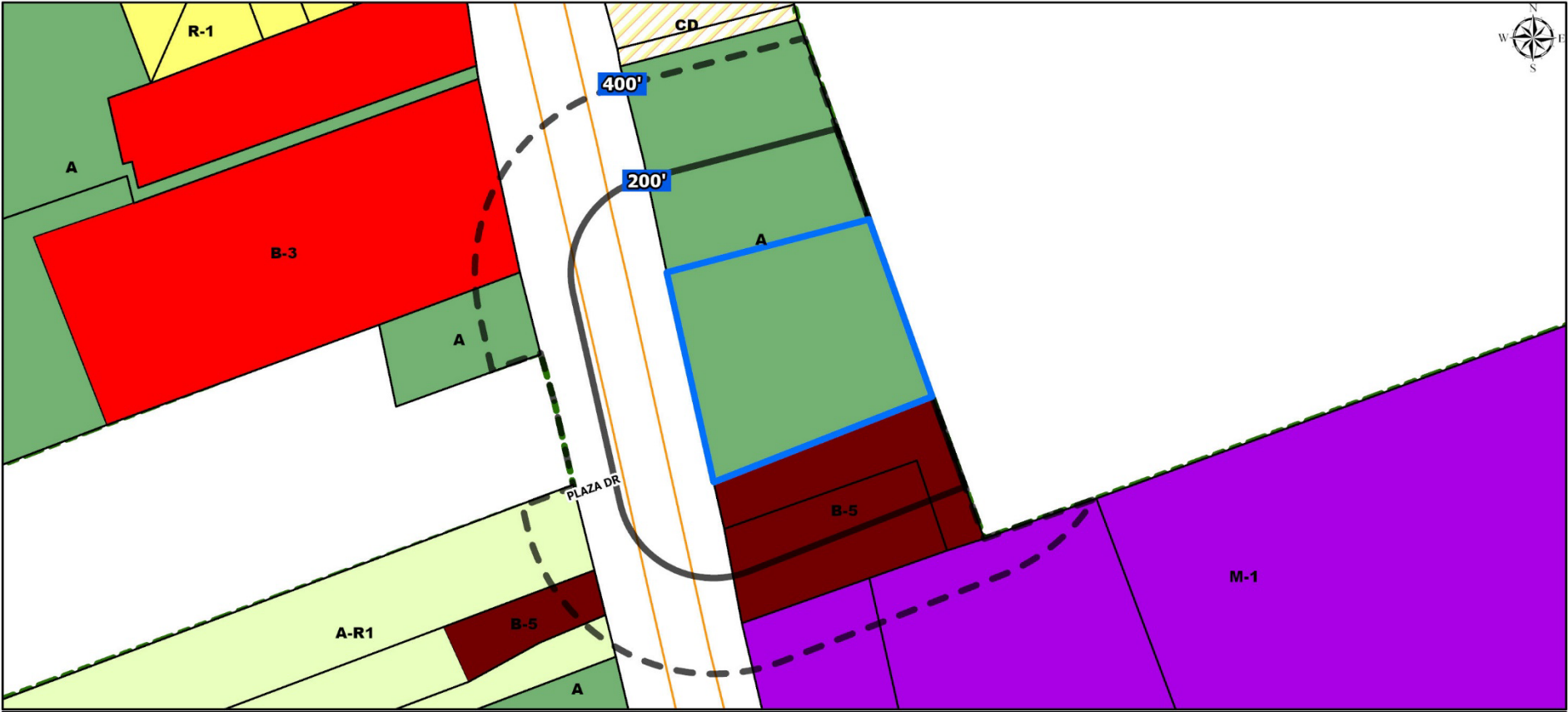
- ❑ Located south of Killeen Development Zone #8.
- ❑ The current land use mix within this area comprises approximately:
 - ▣ 1% non-residential uses
 - ▣ 99% of residential uses
- ❑ Zoning district breakdown in DZ8:
 - ▣ Special Districts 13.19%
 - ▣ Residential 47.14%
 - ▣ Commercial 5.44%
 - ▣ Agricultural 34.23%



Public Notification

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- Staff notified ten (10) surrounding property owners regarding this request. Of those property owners notified, six (6) reside outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and two (2) reside outside of Killeen.
- As of date of this report, staff has received zero (0) written responses regarding the request.



ZONING MAP

Council District: 3



Subject Property Legal Description: A0561BC R A MCGEE, ACRES 4.63

Zoning Case 2023-31
A TO B-4

Staff Findings

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- Despite the site's limited access to City utilities, staff is of the determination that the applicant's request is generally consistent with the recommendations of the Killeen 2040 Comprehensive Plan, as indicated in the Comprehensive Plan Analysis.

Staff Recommendation

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- Therefore, staff recommends approval of the applicant's request to rezone the subject property from "A" (Agricultural) to "B-4" (Business District).

Commission Recommendation

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- At their regular meeting on January 22, 2024, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.