



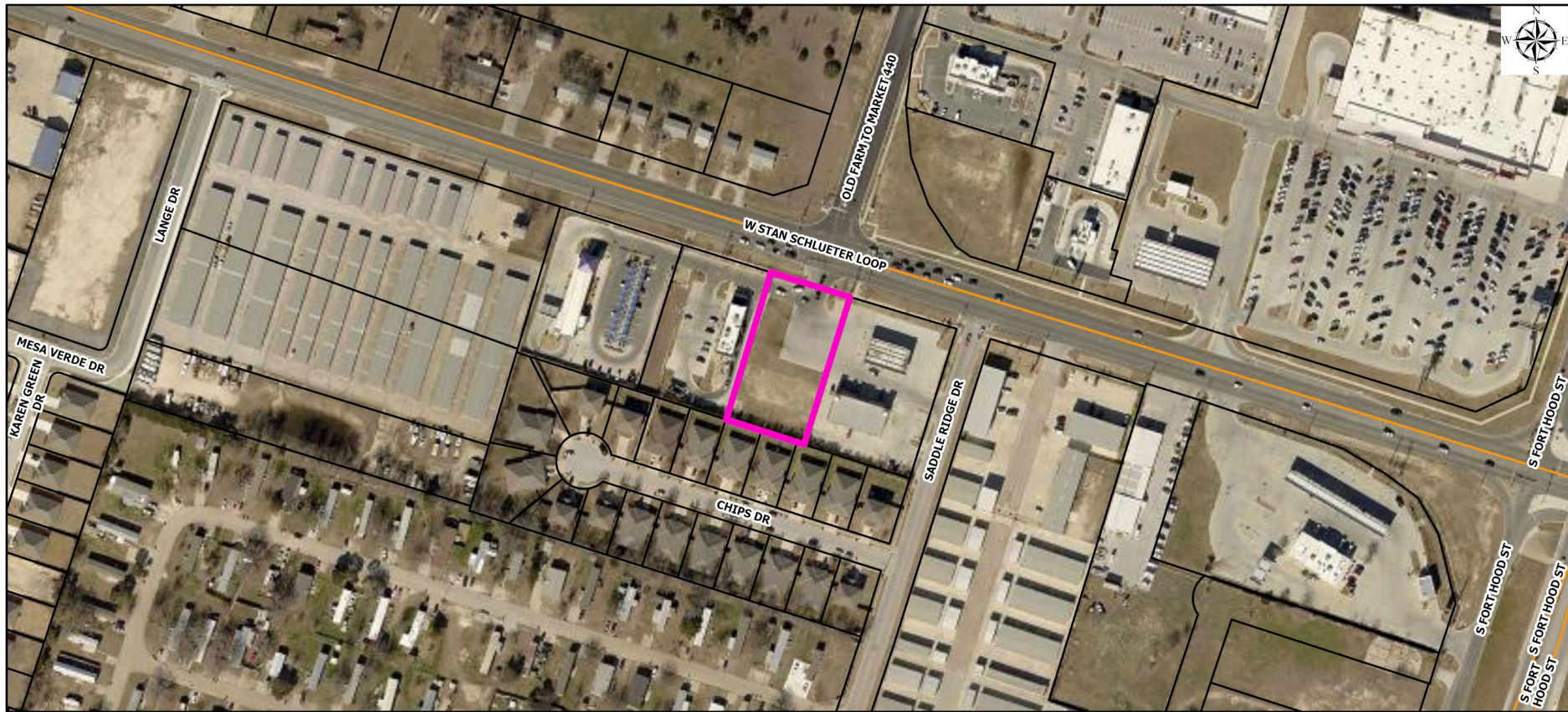
CASE #Z23-22:
“B-3”, “B-5”, & “RC-1” TO “B-5”

PH-23-056

November 7, 2023

Case #Z23-22: B-3, B-5, & RC-1 to B-5

- ❑ **HOLD** a public hearing and consider a request submitted by Mark Huonder, on behalf of 1314 Stan Schlueter Loop LLC (Benito J. Hidalgo), (**Case #Z23-22**) to rezone Lot 2, Block 1 out of the Plentl Addition Phase Two First Amendment Replat No. 1 from “B-3” (Local Business District), “B-5” (Business District), and “RC-1” (Restaurant and Alcohol Sales District) to “B-5” (Business District). This property is locally addressed as 1314 West Stan Schlueter Loop, Killeen, Texas.



AERIAL MAP

Council District: 4



Zoning Case 2023-22

B-3, B-5, RC-1 TO B-5

Legend



Subject Property Legal Description: PLENTL ADDITION PHASE TWO FIRST AMENDMENT RPLT NO 1 (L1A B1), BLOCK 001, LOT 0002, ACRES .925



B-3, B-5, RC-1 TO B-5

Case #Z23-22: B-3, B-5, & RC-1 to B-5

- ❑ If approved, the applicant intends to rezone the subject property from a mix of B-5, B-3, and RC-1 zoning districts to the B-5 district. The request is to clean up the zoning districts on the applicant's lot from 3 to 1 single district. The existing zoning district boundaries are a result of subdividing a larger parcel.

Comprehensive Plan Analysis

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- ❑ 'Neighborhood Infill' Growth Sector
- ❑ Killeen Development Zone #5
- ❑ Current land use mix: Approximately
- ❑ 18% non-residential
- ❑ 61% residential
- ❑ 19% Agricultural
- ❑ Approximately 2% non-residential zoning districts and 98% residential zoning districts



Comprehensive Plan Analysis

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- This 'Neighborhood Infill' growth sector includes already developed areas with access to city services and infrastructure but have vacant, underutilized, or poorly developed properties.
- The 'Regional Commercial' (RC) place type include places that are auto-oriented, located near high-traffic intersections, such as regional businesses like retail, restaurants, gas stations, grocery stores, etc. This place type encourages most commercial developments and mixed-use such as many overs.

Comprehensive Plan Analysis

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

*Land Use & Growth Management (LU) and Downtown (DT)
Recommendations

Comprehensive Plan Analysis

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- Staff finds that the request is consistent with the recommendations of the 2022 Comprehensive Plan, as indicated in the Comprehensive Plan Analysis. Staff is of the determination that approval of the applicant's request would have no negative impacts on the surrounding properties.

Environmental Assessment

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- The property is not within FEMA regulatory Special Flood Hazard Area (SFHA). There are no other known wetlands on or adjacent to the property as identified on the National Wetlands Inventory.

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View of the subject property facing south:



Case #Z23-22: B-3, B-5 & RC-1 to B-5

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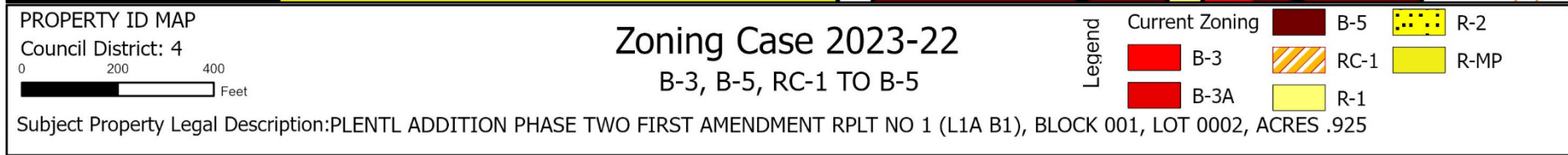
View from the subject property facing north:



Public Notification

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- Staff notified thirty-four (34) surrounding property owners regarding this request.
- Of those notified, fifteen (15) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and twenty-one (21) property owners reside outside of Killeen.
- To date, staff has received two (2) written responses, including one (1) in support and one (1) in opposition.



Alternatives

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- ❑ The City Council has three (3) alternatives:
 - 1) Disapprove the applicant's request;
 - 2) Approve a more restrictive zoning district than requested by the applicant; or
 - 3) Approve the applicant's request as presented.

Staff Recommendation

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- ❑ Staff finds that the request is consistent with the recommendations of the 2022 Comprehensive Plan, as indicated in the Comprehensive Plan Analysis.
- ❑ Staff is of the determination that approval of the applicant's request would have no negative impacts on the surrounding properties.
- ❑ Therefore, staff recommends approval of the applicant's request for "B-5" (Business District).

Commission Recommendation

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- ❑ At their regular meeting on October 2, 2023, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 8 to 0.