



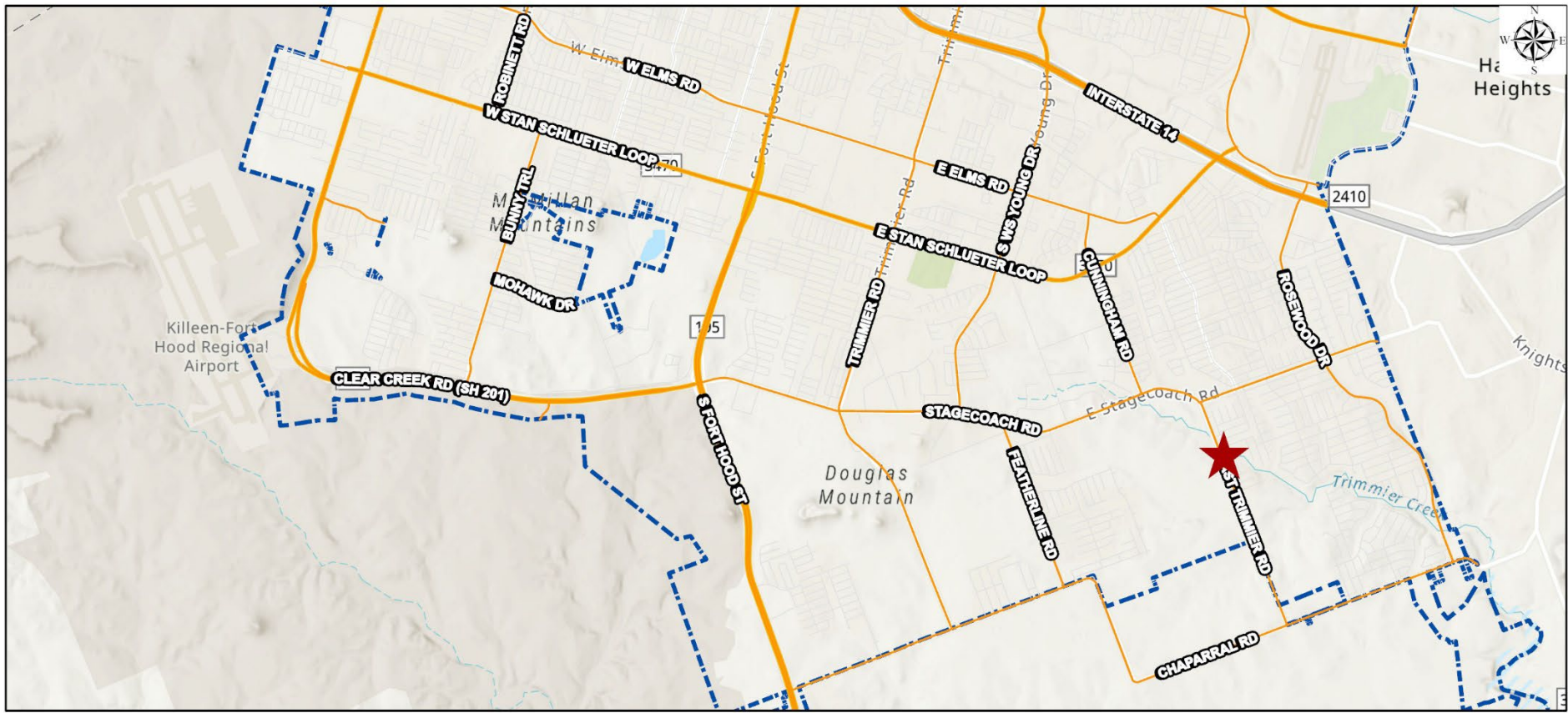
CASE #Z23-02:
“R-1” TO “B-3”

PH-23-037

June 6, 2023

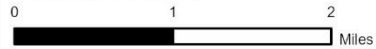
Case #Z23-02: “R-1” to “B-3”

- ❑ **HOLD** a public hearing and consider an ordinance requested by Franklin Land Associates, LLC on behalf of Whitis Investments, LTD (**Case #Z23-02**) to rezone approximately 1.098 acres out of the C. T. Bourland Survey, Abstract No. 137 from “R-1” (Single-Family Residential District) to “B-3” (Local Business District).
- ❑ The property is generally located on the east side of East Trimmier Road, north of Andalucía Lane, Killeen, Texas.



LOCATION MAP

Council District: 2

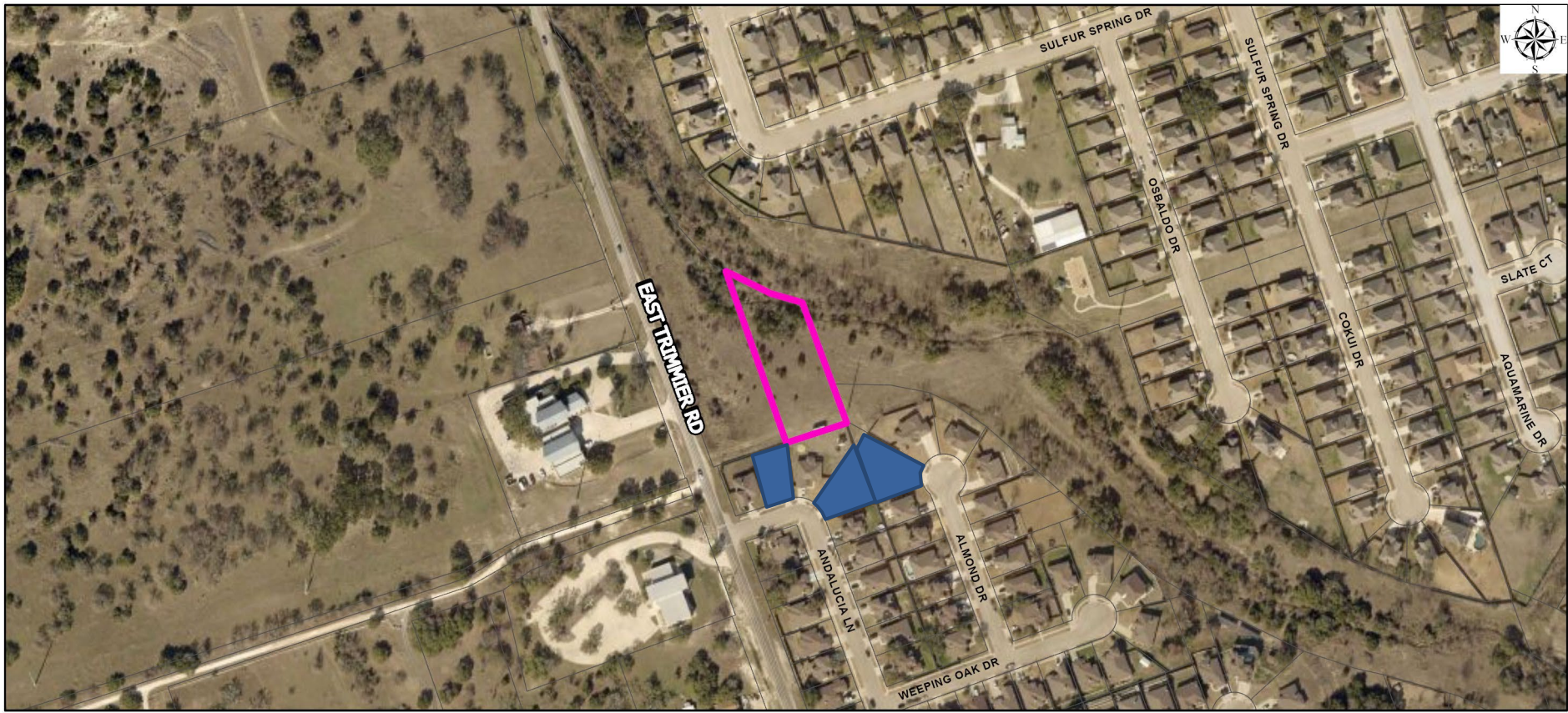


Subject Property Legal Description: 1.098 ACRES OF A0137BC C T BOURLAND, A-0719 L RIDDLE, 1, A-1096 J WASHINGTON, 1, A-01116, W E WALL, 1

Zoning Case 2023-02
R-1 TO B-3

Legend

-  Major Roads
-  City Limits
-  Zoning Case Location



AERIAL MAP
 Council District: 2
 0 200 400
 Feet

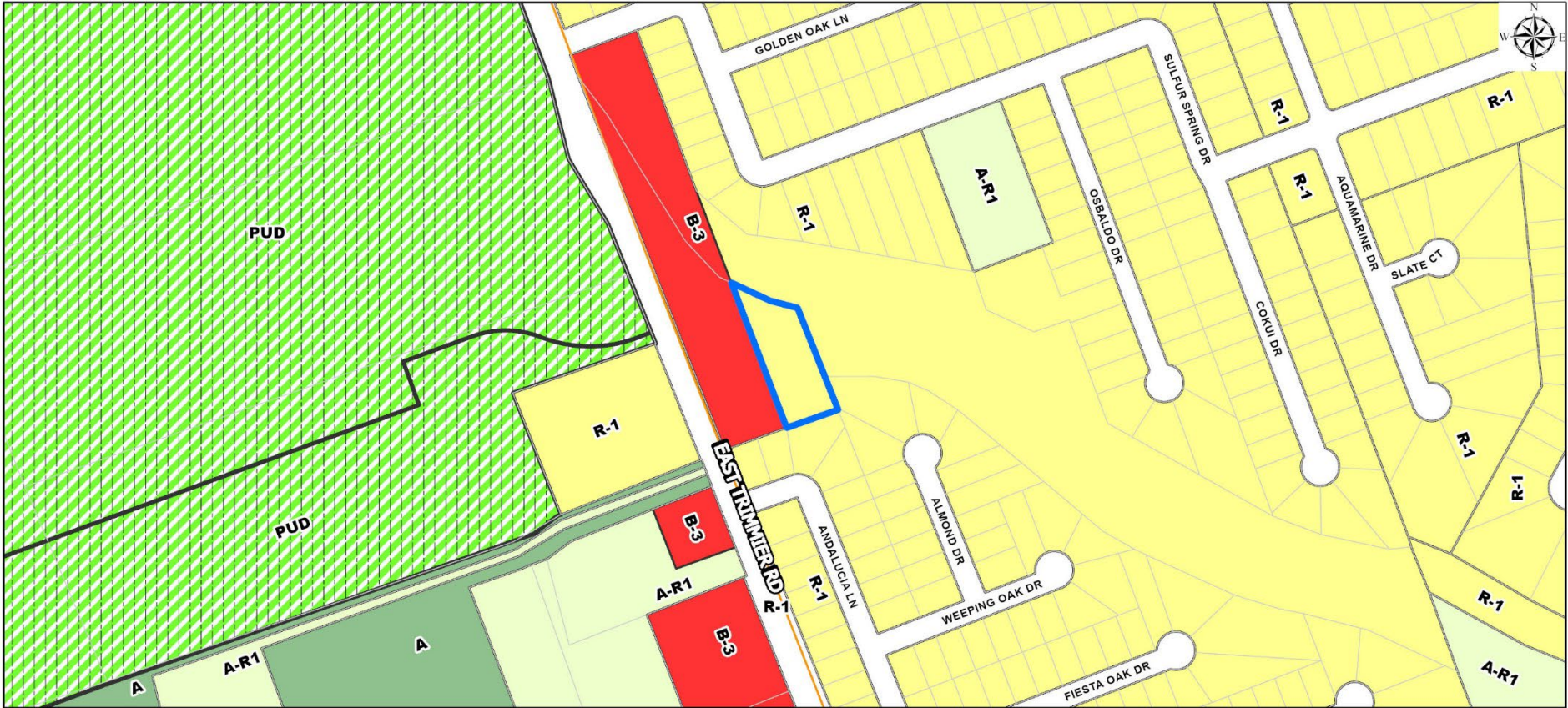
Zoning Case 2023-02

R-1 TO B-3

Opposed 

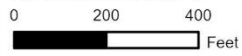
Legend
 Citylimits
 Zoning Case

Subject Property Legal Description: 1.098 ACRES OF A0137BC C T BOURLAND, A-0719 L RIDDLE, 1, A-1096 J WASHINGTON, 1, A-01116, W E WALL, 1



ZONING MAP

Council District: 2



Zoning Case 2023-02

R-1 TO B-3

Subject Property Legal Description: 1.098 ACRES OF A0137BC C T BOURLAND, A-0719 L RIDDLE, 1, A-1096 J WASHINGTON, 1, A-01116, W E WALL, 1

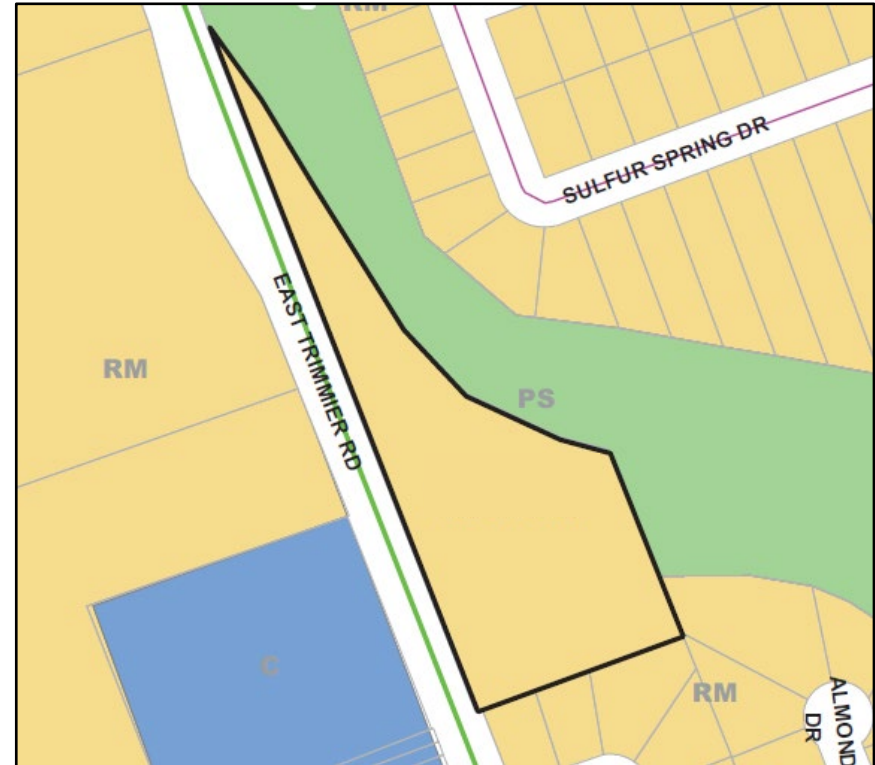
Case #Z23-02: “R-1” to “B-3”

- ❑ The frontage of the property along East Trimmier Road (approx. 170 ft. of depth) is already zoned “B-3”. The applicant’s intent is to rezone the rear portion of the property to be consistent with the frontage.
- ❑ If approved, the applicant intends to develop a 10,640 sq. ft. general retail store on the property.

Comprehensive Plan Analysis

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- The subject property is designated '**Residential Mix**' on the FLUM.
- The 'Residential Mix' place type promotes a mix of up to 25% non-residential and 95% residential uses.



Comprehensive Plan Analysis

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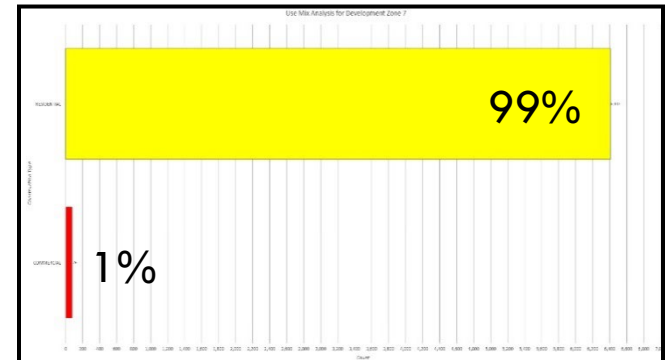
Located within Development Zone #7

Approximate current land use mix:

- 3% agricultural
- 6% non-residential zoning districts
- 91% residential zoning districts

Zoning districts (excluding special districts):

- 99% residential zoning districts
- 1% non-residential zoning districts



Comprehensive Plan Analysis

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

LEGEND:

ACREAGE IN ZONE AE = 1.60 ACRES

ACREAGE IN ZONE X = 1.552 ACRES

ACREAGE IN ONCDOR EASEMENT = 0.923 ACRES

TOTAL SITE ACREAGE = 3.075 ACRES



Area to be rezoned



GreshamSmith.com

222 Second Avenue South
Suite 1400
Nashville, TN 37201
615.770.8100

GRESHAM SMITH
TEXAS REGISTERED
ENGINEERING FIRM
P-3619



**KILLEEN (ETR)
DTP, LLC**

9010 Overlook Boulevard
Brentwood, TN 37027
615-370-0670

STORE #24788
LOCATED 995 FEET SOUTH EAST OF
SULPHUR SPRING DRIVE ON THE NORTH
EAST SIDE OF EAST TRIMMER ROAD,
HILLEN, TEXAS



Revision		
No.	Date	Description

ZONING EXHIBIT

Gresham Smith Project Number
44117_99
06/03/2022



LEGEND



DATE PLOTTED: 06/03/2022
 PLOTTED BY: [Name]
 PROJECT NO: 44117_99

Greenway Trail Required

- The Parks & Open Space Master Plan identifies a future Greenway Trail in the floodplain along the northern edge of the property.
- Per Sec. 26-147(c)(4) of the Parkland Dedication and Development Ordinance, the developer is responsible for dedicating property to the City for the trail.
- Therefore, the applicant is proposing to dedicate 1.295 acres within the floodplain to the City.

Greenway Trail Required

- The intent is for the future Greenway Trail to tie into the existing Purser Heritage Hike & Bike Trail, which is located on the north (opposite) side of Trimmier Creek.
- Therefore, the applicant will not be required to construct the Greenway Trail on the subject property.
- The 1.295 acres to be dedicated to the City will serve as a buffer between the future trail and the proposed commercial development.

Case #Z23-02: “R-1” to “B-3”

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View of the subject property looking east:



Case #Z23-02: “R-1” to “B-3”

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View of the adjacent property to the south:



Case #Z23-02: “R-1” to “B-3”

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View of the adjacent property to the west:



Case #Z23-02: “R-1” to “B-3”

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View of the neighboring property to the northeast:



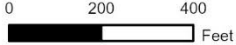
Public Notification

- Staff notified forty-two (42) surrounding property owners regarding this request.
- Of those notified, twenty-seven (27) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and three (3) property owners reside outside of Killeen.
- To date, staff has received three (3) written response in opposition to this request.



NOTIFICATION MAP

Council District: 2



Zoning Case 2023-02
R-1 TO B-3

Legend	
Current Zoning	A-R1
A	B-3
PUD	R-1

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Staff Recommendation

- ❑ Staff finds that the applicant's request is consistent with the 'Residential Mix' designation on the FLUM, and with the recommendations outlined in the 2022 Comprehensive Plan.
- ❑ Therefore, staff recommends approval of the applicant's request to rezone the property from "R-1" (Single-Family Residential District) to "B-3" as requested.

Commission Recommendation

- ❑ The City Council has three (3) alternatives:
 - ❑ Disapprove the applicant's request to rezone the property to "B-3";
 - ❑ Approve a more restrictive zoning district than requested; or
 - ❑ Approve the applicant's request as presented.

Commission Recommendation

- ❑ At their regular meeting on May 1st, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 3 to 2 with Commissioners Gukeisen and Wilson in opposition.
- ❑ Those Commissioners in opposition to the motion noted concerns regarding the loss of greenspace and the proximity of the proposed development to the floodplain.