



# CASE #Z24-33: “B-2” TO “B-3”

PH-25-002

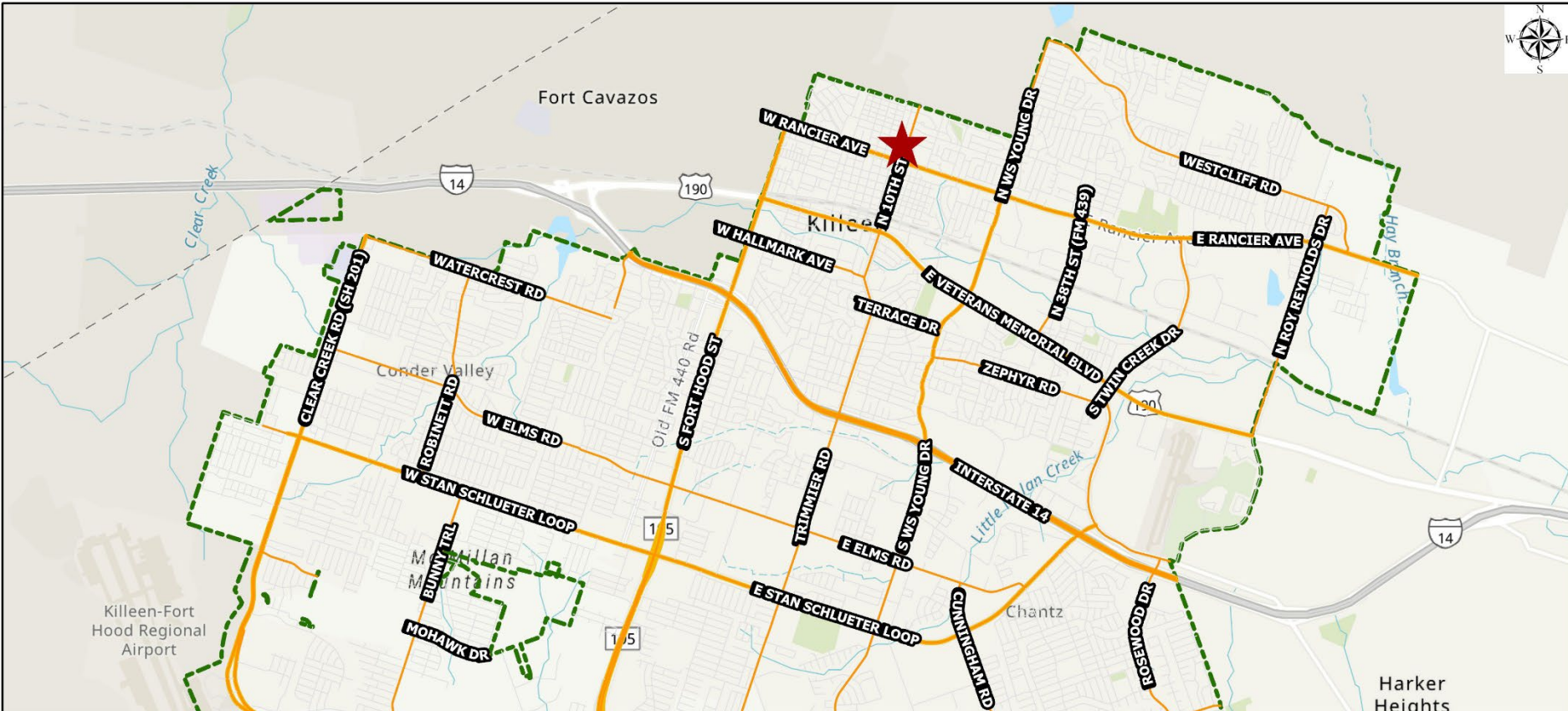
January 7, 2025

# Case #Z24-33: “B-2” to “B-3”

- **HOLD** a public hearing and consider a request submitted by Jim Wright Company on behalf of Codra Rentals, Ltd. (**Case #Z24-33**) to rezone Lot 1, Block 1, North 10<sup>th</sup> Addition from “B-2” (Local Retail District) to “B-3” (Local Business District). The subject property is locally addressed as 1005 North 10<sup>th</sup> Street, Killeen, Texas.

# Case #Z24-33: “B-2” to “B-3”

- Jim Wright Company, on behalf of Codra Rentals, Ltd., has submitted this request to rezone Lot 1, Block 1, North 10<sup>th</sup> Addition from “B-2” (Local Retail District) to “B-3” (Local Business District).
- If approved, the applicant intends to utilize the property as a “mortuary or funeral chapel, excluding cremation services” as allowed by Killeen Code of Ordinances Sec. 31-306(5).



**LOCATION MAP**

Council District: 1



Subject Property Legal Description: NORTH 10TH ADDITION, BLOCK 001, LOT 0001, ACRES 0.154

# Zoning Case Z24-33

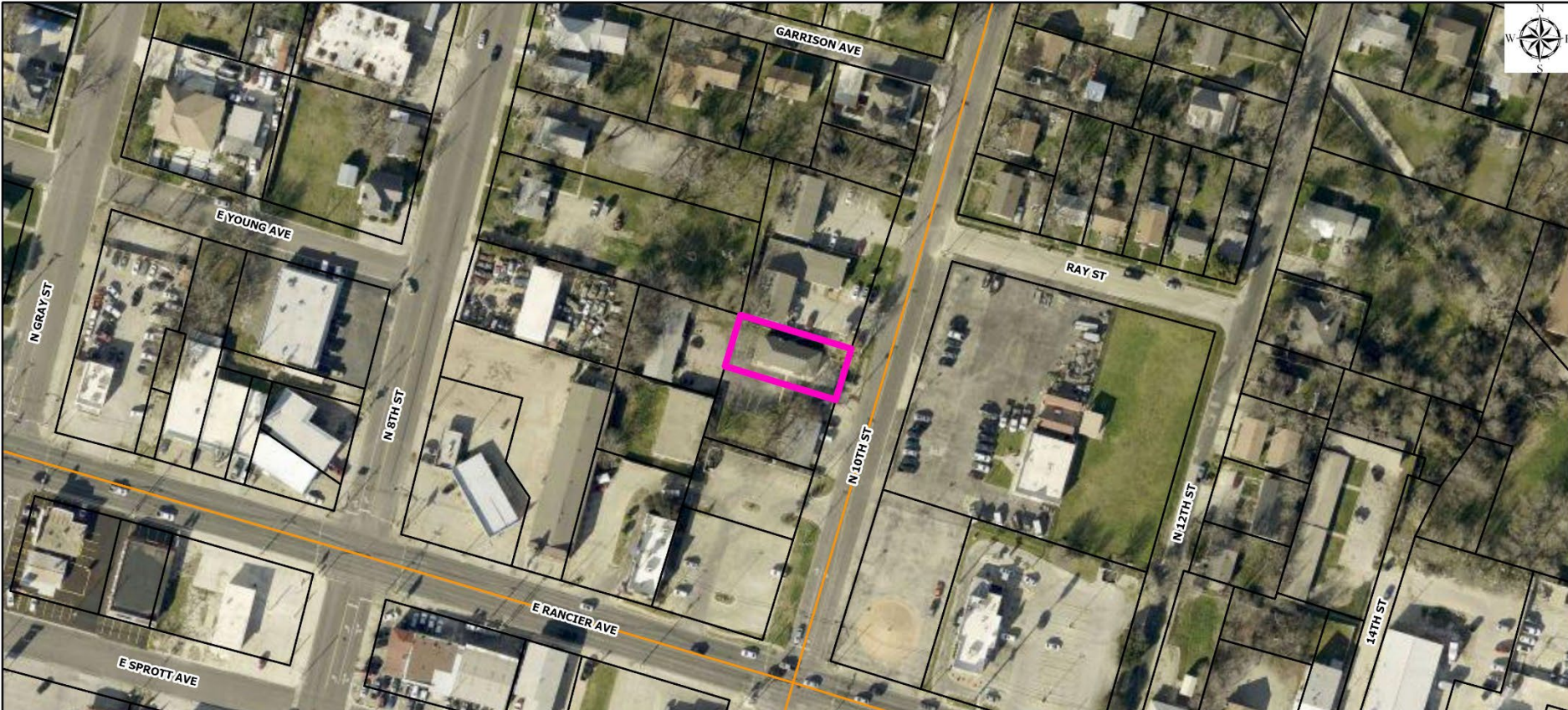
## B-2 TO B-3

**Legend**

— Major Roads

--- City Limits

★ Zoning Case Location



AERIAL MAP  
Council District: 1  
0 100 200  
Feet

# Zoning Case Z24-33

## B-2 TO B-3

Legend  
 Citylimits

Subject Property Legal Description: NORTH 10TH ADDITION, BLOCK 001, LOT 0001, ACRES 0.154

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View of the subject property facing west:



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View of the adjacent property to the north:



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View of the adjacent property to the south:





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View of the adjacent property to the east:



# Comprehensive Plan Analysis

- The property is located within the 'Infill & Enhance' sector on the Growth Sector Map.
- This sector includes areas with existing development and access to city services and infrastructure, but where additional population, higher development intensities, and integration of uses is desired.
- This sector is primarily located in North Killeen. Growth policies for this area should support infill, redevelopment, and infrastructure projects.

# Comprehensive Plan Analysis

- ❑ The subject property is designated 'Neighborhood Commercial' on the Comprehensive Plan's Future Land Use Map (FLUM).
- ❑ Neighborhood Commercial areas are a commercial extension of traditional neighborhoods. These places generally grow along with a neighborhood and evolve over time.
- ❑ This place type encourages a use mix of up to hundred percent (100%) nonresidential and up to twenty-five percent (25%) residential.

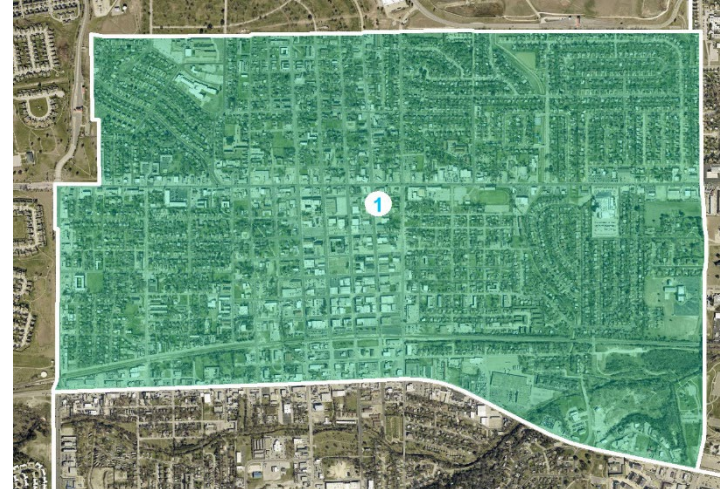
# Comprehensive Plan Analysis

- This request supports or furthers the following Comprehensive Plan recommendations:
  - ▣ **LU1** – Use place types and complete neighborhoods as building blocks.
  - ▣ **LU2** – Improve the fiscal productivity of development.
  - ▣ **LU3** – Encourage incremental evolution of neighborhoods.
  - ▣ **NH4** – Build complete neighborhoods.

# Development Zone Analysis

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- ❑ The property is located within Killeen Development Zone #1.
- ❑ The current land use mix within this area is comprised of 66.38% residential uses and 33.17% commercial uses.
- ❑ Zoning district breakdown:
  - ▣ Special Districts 0.13%
  - ▣ Residential 66.25%
  - ▣ Industrial 5.85%
  - ▣ Commercial 27.32%
  - ▣ Agricultural 0.45%



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- Water, sanitary sewer, and drainage utility service will be provided by the City of Killeen.
- No storm sewer infrastructure (Inlets/Manholes/Pipes) are in the vicinity of the property.
- Ingress and egress to the property is via N. 10th Street, which is a 75-footwide right-of-way classified as a Residential Minor Collector.
- A Traffic Impact Analysis (TIA) will not be required for the proposed use.

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- There are no proposed trails or proposed parks on or near this site.
- Parkland dedication, fees in lieu of, and parkland development fees will not be required, as the property is already developed.
- The property is in the South Nolan Creek Tributary No. 7 Watershed and is located within Zone X (Area of Minimal Flood Hazard) per the FEMA Flood Insurance Rate Map.

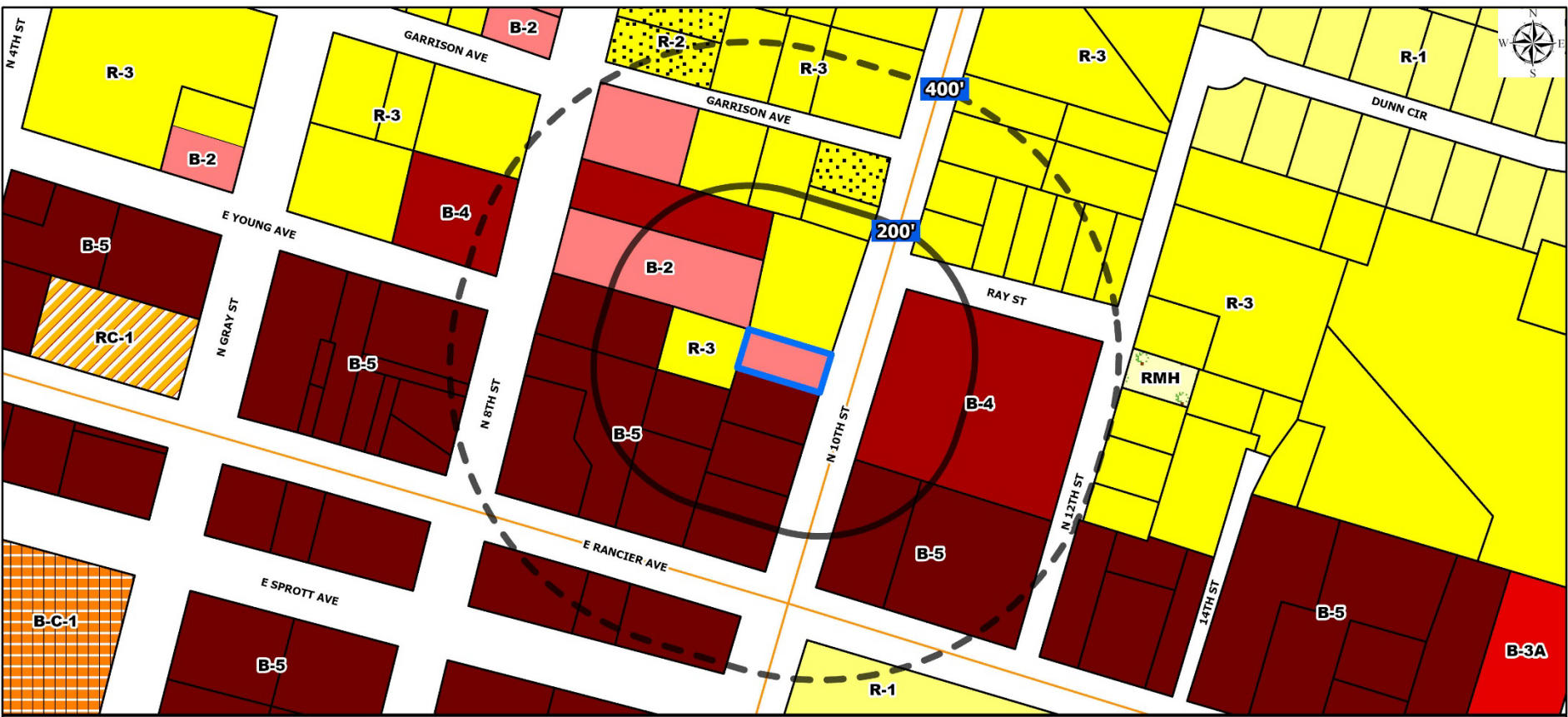
# Public Notification

- Staff notified forty-four (44) surrounding property owners regarding this request.
- Of those property owners notified, twenty-six (26) reside outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by the Council, and seventeen (17) live outside of the City of Killeen corporate limits.



# Public Notification

- To date, staff has received one (1) written response in support of this request.
- The respondent is the owner of the subject property, as well as the properties to the west, south, and southwest. Staff has received no written responses in opposition to the request.



ZONING MAP

Council District: 1



# Zoning Case Z24-33

## B-2 TO B-3

Subject Property Legal Description: NORTH 10TH ADDITION, BLOCK 001, LOT 0001, ACRES 0.154

# Staff Findings

- The subject property includes a vacant commercial building zoned “B-2” (Local Retail District).
- The surrounding area includes predominantly commercial and multifamily uses. Staff is of the determination that the applicant’s request is consistent with character of the surrounding area.
- In addition, staff finds that the request is consistent with the recommendations outlined in the Killeen 2040 Comprehensive Plan.

# Staff Recommendation

- Therefore, staff recommends approval of the applicant's request to rezone the property from "B-2" (Local Retail District) to "B-3" (Local Business District) as presented.

# Commission Recommendation

- At their regular meeting on November 18, 2024, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.