



CASE #Z24-32: “B-3” TO “B-4”

PH-25-001

January 7, 2025

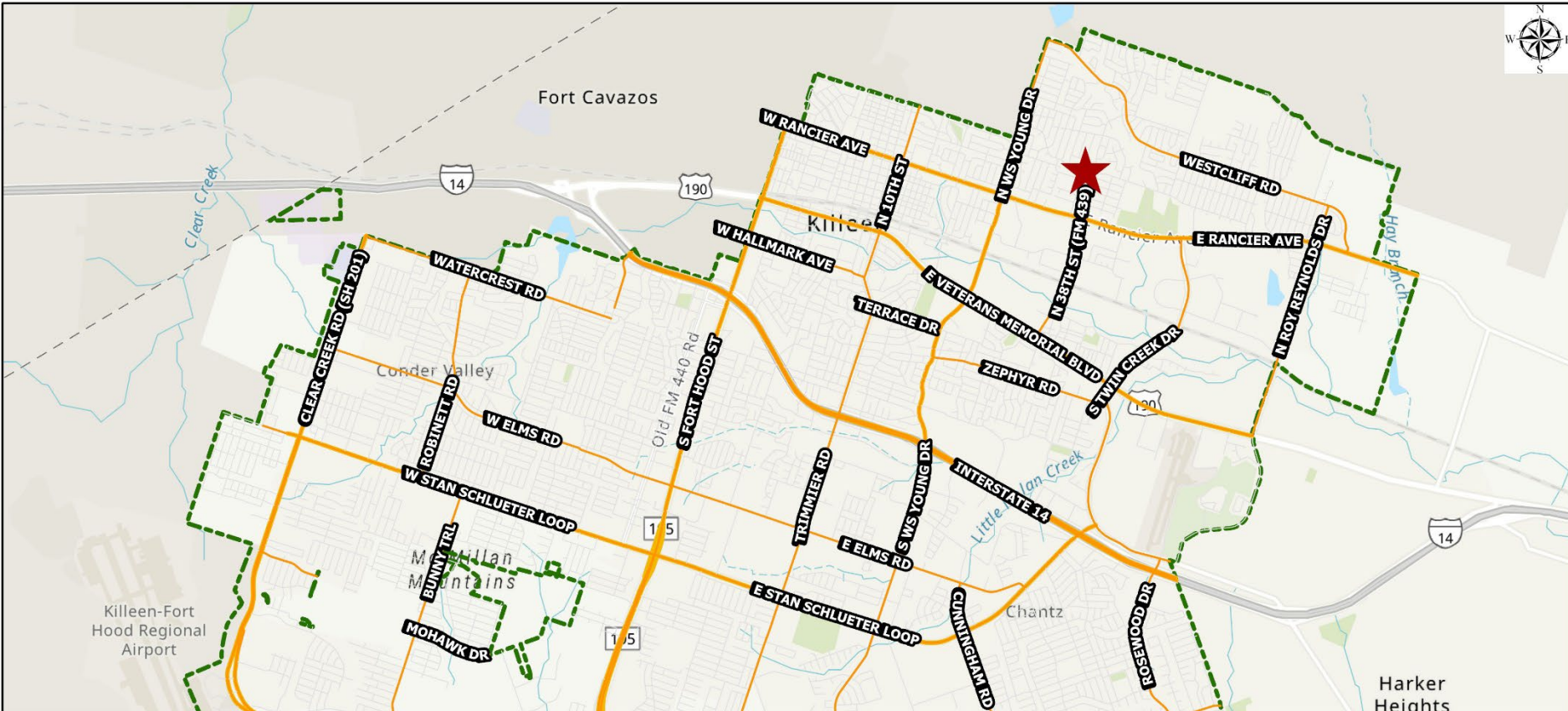
Case #Z24-32: “B-3” to “B-4”

- **HOLD** a public hearing and consider a request submitted by Datta Bahadur KC on behalf of Bum In and Eun Jung Lee (**Case #Z24-32**) to rezone approximately 0.459 acre out of the A. Dickson Survey, Abstract No. 266, 710-10-21 from “B-3” (Local Business District) to “B-4” (Business District).
- The subject property is locally addressed as 3000 Lake Road, Killeen, Texas.

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- If approved, the applicant intends to utilize one of the suites within the existing shopping center as a liquor store.



LOCATION MAP

Council District: 1



Subject Property Legal Description: A0266BC A DICKSON, 710-10-21 ACRES 0.459

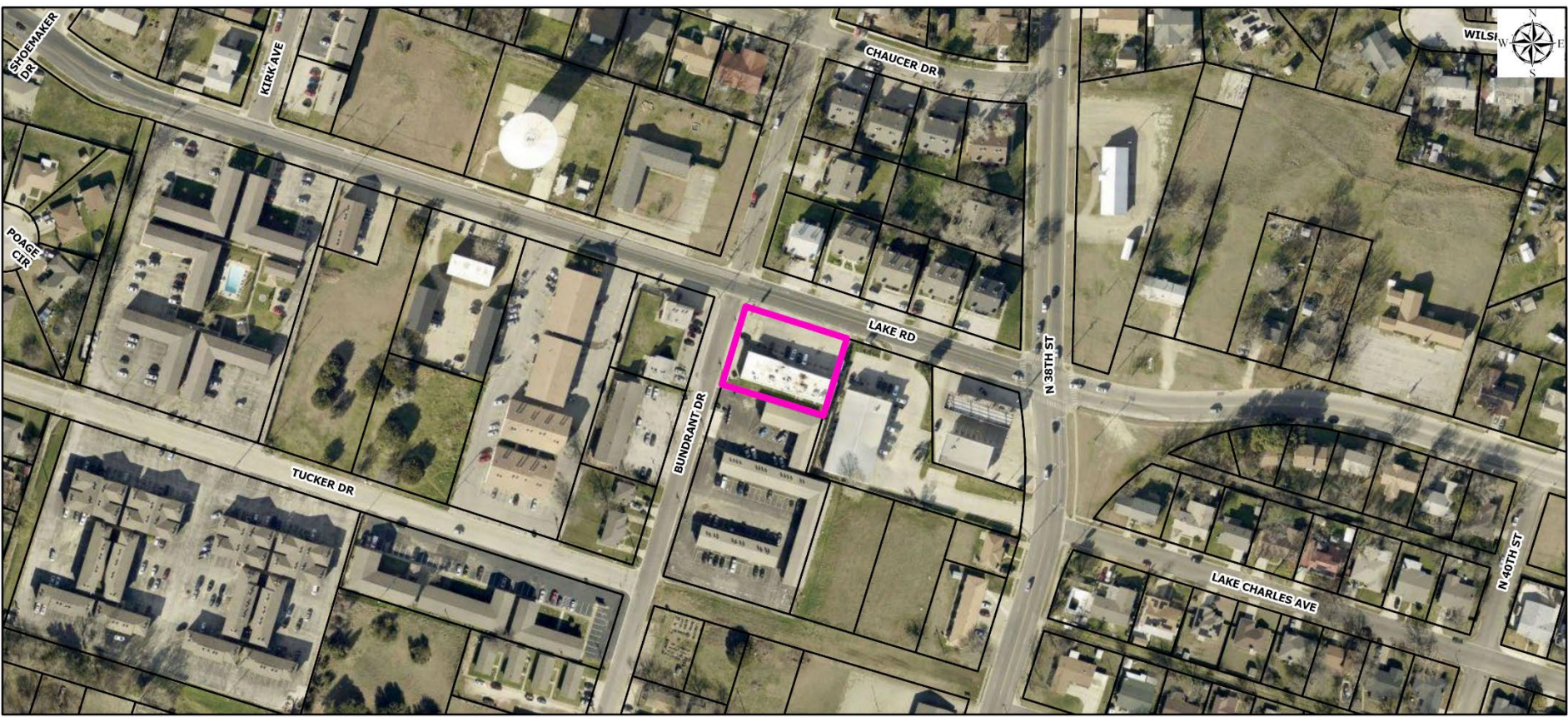
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Legend

— Major Roads

City Limits

★ Zoning Case Location



AERIAL MAP
Council District: 1
0 100 200
Feet

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Legend
 Citylimits

Subject Property Legal Description: A0266BC A DICKSON, 710-10-21 ACRES 0.459

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View of the subject property looking south:



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View of the adjacent property to the north:



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View of the adjacent property to the east:



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View of the adjacent property to the west:



Comprehensive Plan Analysis

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- ❑ The property is located within the 'Neighborhood Infill' sector on the Growth Sector Map.
- ❑ This sector includes areas that are already developed and have access to city services and infrastructure, but have vacant, underutilized, or poorly developed properties.
- ❑ Growth policies for this sector should encourage development or redevelopment.

Comprehensive Plan Analysis

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- The subject property is designated as 'Regional Commercial' on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- These places are identified by their principal focus on auto-oriented traffic. Typical uses include all scales of commercial development, including restaurants, grocery stores, banks, retail, gas stations, etc.
- This place type encourages a use mix of up to one hundred percent (100%) nonresidential and up to fifty percent (50%) residential.

Comprehensive Plan Analysis

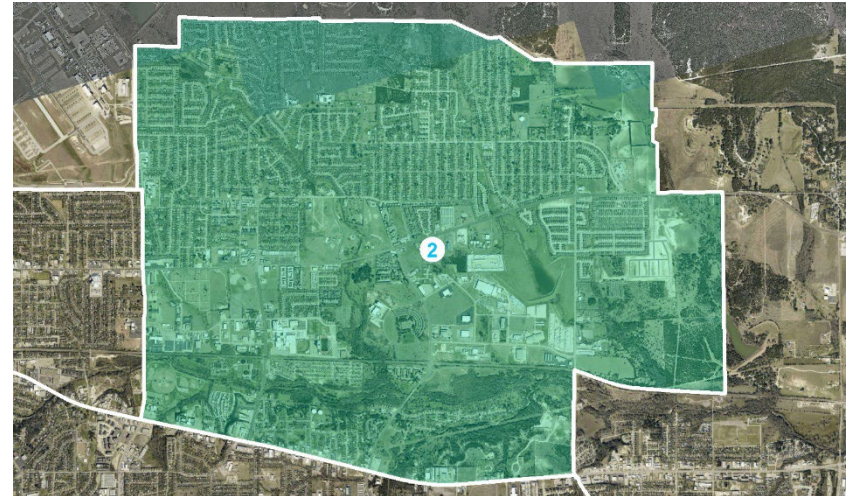
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- This request supports or furthers the following Comprehensive Plan recommendations:
 - ▣ **LU1** – Use place types and complete neighborhoods as building blocks.
 - ▣ **LU2** – Improve the fiscal productivity of development.
 - ▣ **LU3** – Encourage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

Development Zone Analysis

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- ❑ The property is located within Killeen Development Zone #2.
- ❑ The current land use mix within this area is comprised of 67.53% residential uses and 32.47% commercial uses.
- ❑ Zoning district breakdown:
 - ▣ Special Districts 1.96%
 - ▣ Residential 65.57%
 - ▣ Industrial 21.93%
 - ▣ Commercial 10.35%
 - ▣ Agricultural 0.18%
- ❑ Vacant Property 38.31%



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- ❑ Water, sanitary sewer, and drainage services are located within the City of Killeen municipal utility service area and are available to the subject tract.
- ❑ Ingress and egress to the property is via Lake Road and Bundrant Drive. Lake Road is a 65-foot-wide right-of-way in this area and is classified as a Minor Collector. Bundrant Drive is a 50-foot-wide right-of-way classified as a Local Street.
- ❑ A Traffic Impact Analysis (TIA) will not be required for the proposed use.

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- There are no proposed parks or trails located on 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

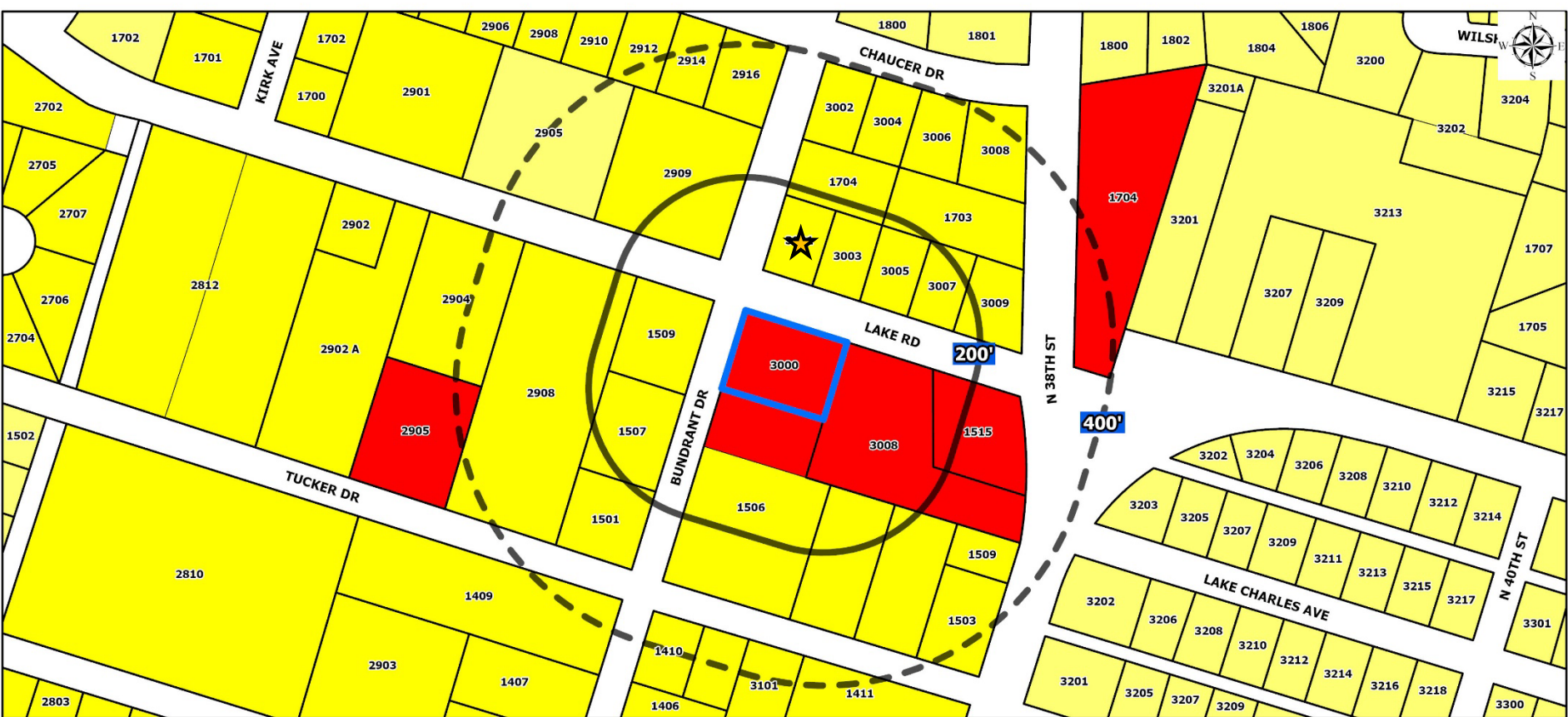
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- Staff notified thirty-five (35) surrounding property owners regarding this request.
- Of those property owners notified, eighteen (18) reside outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by the Council, and two (18) live outside Killeen.

Public Notification

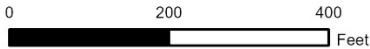
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- To date, staff has received one (1) written response in opposition to this request from the owner of the property as 3001 Lake Road.
- The opposition letter noted concerns regarding traffic, as well as the location of the proposed business across the street from an existing 4-plex with young residents.



NOTIFICATION MAP

Council District: 1



Subject Property Legal Description: A0266BC A DICKSON, 710-10-21 ACRES 0.459

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Staff Findings

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- The surrounding area includes a mix of developed residential and commercial uses.
- Staff is of the determination that the applicant's request is consistent with the prevailing community character of the adjacent neighborhoods.
- Additionally, staff finds that the request is consistent with the recommendations of the Killeen 2040 Comprehensive Plan.

Staff Recommendation

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- Therefore, staff recommends approval of the applicant's request to rezone the property from "B-3" (Local Business District) to "B-4" (Business District) as presented.

Commission Recommendation

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