



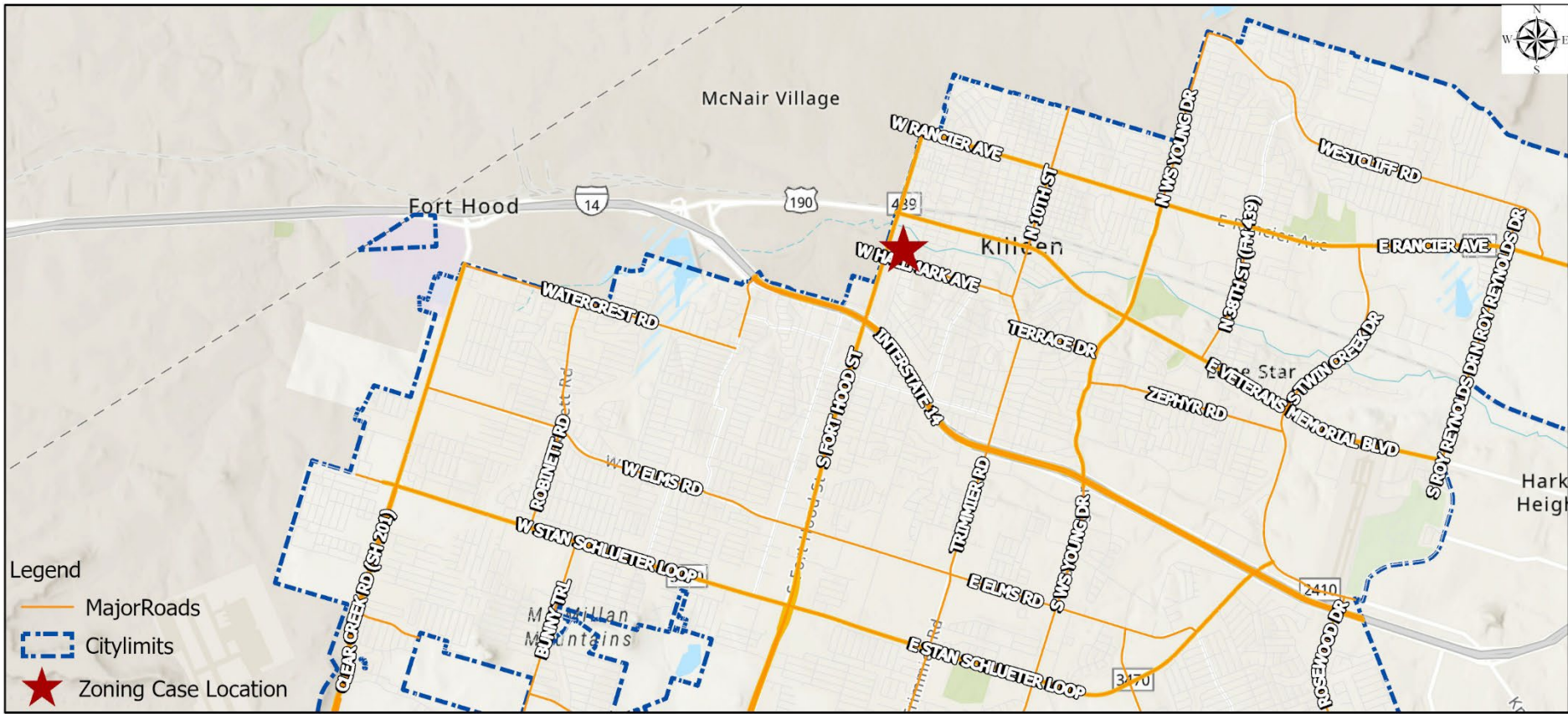
CASE #Z22-18: “R-3” TO “B-3”

PH-22-034

May 3, 2022

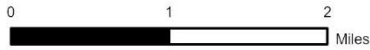
Case #Z22-18: “R-3” to “B-3”

- ❑ **HOLD** a public hearing and consider an ordinance requested by Eugene Kim on behalf of G3 JS Investments, LLC (**Case #Z22-18**) to rezone approximately 2.94 acres out of the A. Thompson Survey, Abstract No. 813, from “R-3” (Multifamily Residential District) to “B-3” (Local Business District).
- ❑ The property is locally addressed as 905 W. Hallmark Avenue, Killeen, Texas.



LOCATION MAP

Council District: 3



Zoning Case 2022-18

R-3 TO B-3

Subject Property Legal Description: 2.94 ACRES OUT OF A0813BC A THOMPSON, 770-52, ACRES 4.289



AERIAL MAP
Council District: 3
0 150 300
Feet

Zoning Case 2022-18

R-3 TO B-3

- Legend
-  Citylimits
 -  Zoning Case 2022

Subject Property Legal Description: 2.94 ACRES OUT OF A0813BC A THOMPSON, 770-52, ACRES 4.289

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- If approved, the applicant intends to develop the property as a shopping plaza for small to medium size stores, offices, restaurants, and cultural event spaces.
- The request to rezone the property is inconsistent with the Future Land Use Map (FLUM) of the Comprehensive Plan. However, the applicant submitted a concurrent request to amend the Future Land Use Map (FLUM) from ‘General Residential’ (GR) to ‘General Commercial’ (GC).

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- The ‘General Residential’ (GR) designation encourages the following development types:
 - ▣ Detached residential dwellings as a primary focus;
 - ▣ Attached housing types subject to compatibility and open space standards (e.g., duplexes, townhomes, patio homes);
 - ▣ Planned developments, potentially with a mix of housing types and varying densities, subject to compatibility and open space standards;
 - ▣ Public/ institutional; and
 - ▣ Parks and public spaces.

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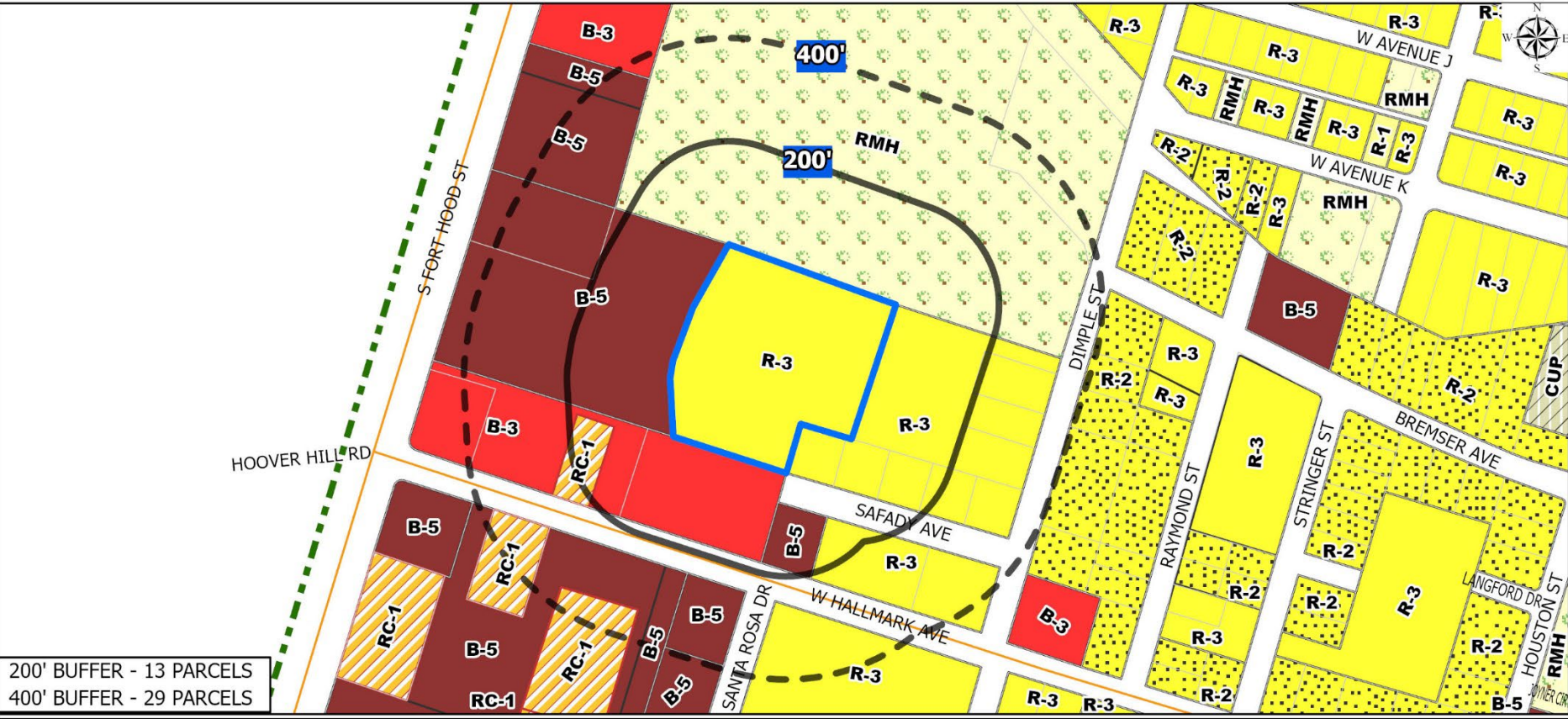
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- If approved, the ‘Suburban Commercial’ (SC) designation encourages the following development types:
 - ▣ Wide range of commercial retail and service uses, at varying scales and intensities;
 - ▣ Office (both large and/or multi-story buildings and small-scale office uses);
 - ▣ Public/institutional; and
 - ▣ Parks and public spaces.

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- The property is not within a FEMA regulatory Special Flood Hazard Area (SFHA).
- The property is crossed by Riverine habitat associated with the Hallmark Ditch as identified on the National Wetlands Inventory.



200' BUFFER - 13 PARCELS
 400' BUFFER - 29 PARCELS

ZONING MAP
 Council District: 3
 0 130 260
 Feet

Zoning Case 2022-18

R-3 TO B-3

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View of the subject property looking north (from W. Hallmark Ave.):



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View of the subject property looking west (from Safady Ave.):



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View of the adjacent property to the east (on Safady Ave.):



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View of the adjacent property to the east (from W. Hallmark Ave):



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View of the adjacent property to the west:



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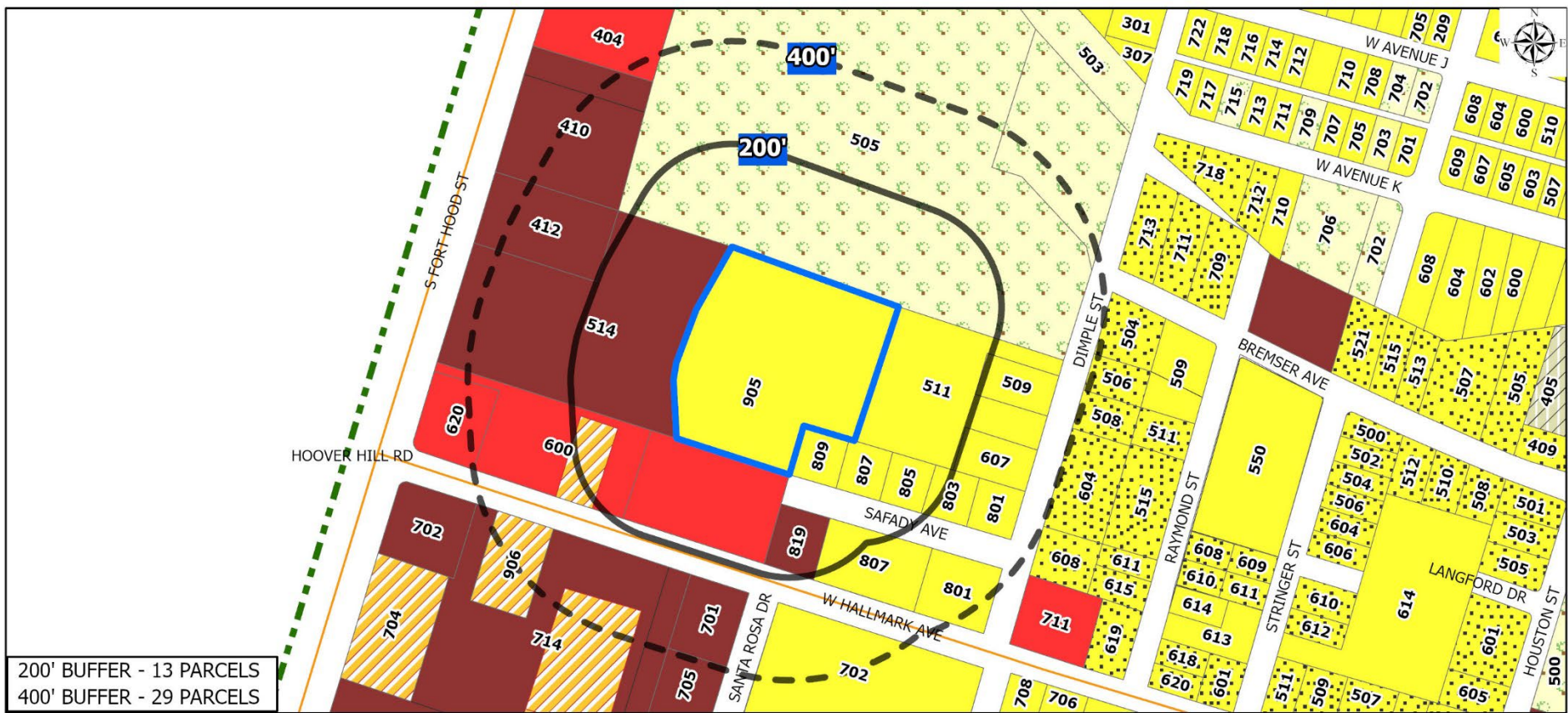
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View of the subject property looking southwest:



Public Notification

- Staff notified thirty (30) surrounding property owners regarding this request.
- Of those notified, sixteen (16) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and twelve (12) property owners reside outside of Killeen.
- To date, staff has received no written responses regarding this request.



200' BUFFER - 13 PARCELS
 400' BUFFER - 29 PARCELS

NOTIFICATION MAP
 Council District: 3
 0 135 270
 Feet

Subject Property Legal Description: 2.94 ACRES OUT OF A0813BC A THOMPSON, 770-52, ACRES 4.289

Zoning Case 2022-18

R-3 TO B-3

Legend	Current Zoning	
	■ B-3	 RC-1
 B-5	 CUP	 R-3
	 R-1	 RMH

Alternatives

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

Staff Findings

- Staff finds that the applicant's request is consistent with the existing commercial land uses adjacent to the subject property.
- Further, staff finds that the proposed commercial use is compatible with the prevailing community character of the area. The character of the surrounding area includes a mix of commercial and residential land uses at varying scales and intensities.
- Staff is of the determination that the proposed "B-3" (Local Business District) zoning would have no adverse impact on the surrounding area.

Recommendation

- Staff recommends approval of the applicant's request to rezone the property from "R-3" (Multifamily Residential District) to "B-3" (Local Business District) as presented.
- At their regular meeting on April 4, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 7 to 0.