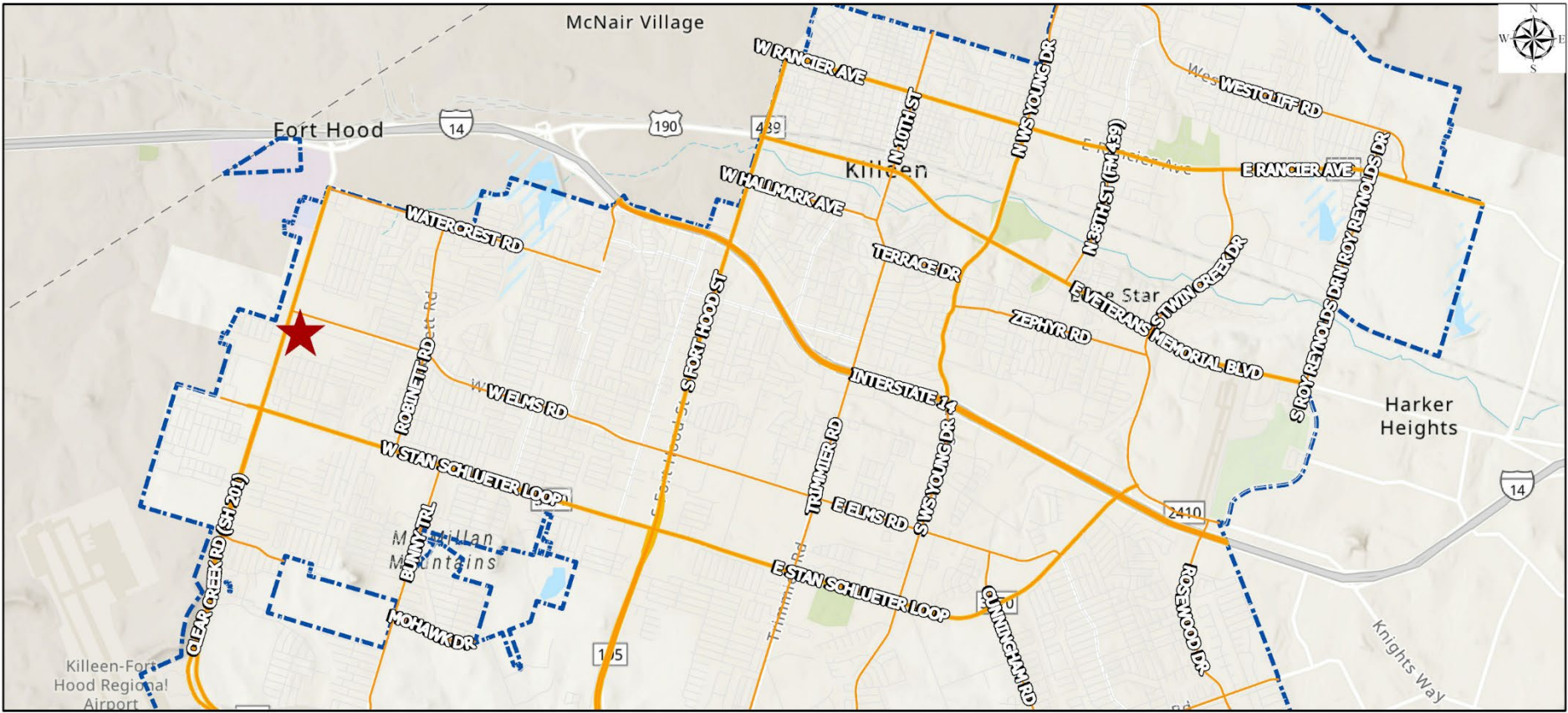# CASE #Z22-23: "A-R1" TO "B-3"

PH-22-043

June 7, 2022

Case #Z22-23 – "A-R1" to "B-3"

❑ **HOLD** a public hearing and consider an ordinance requested by Mitchell and Associates, Inc., on behalf of CPB Investments, Inc. (**Case #Z22-23**), to rezone being approximately 0.500 acres out of the Thomas Robinett Survey, Abstract No. 686, from "A-R1" (Agricultural Single-Family Residential District) to "B-3" (Local Business District).

❑ The property is generally located on the south side of Janelle Drive, approximately 500 feet east of the intersection with Clear Creek Road, Killeen, Texas.

LOCATION MAP
Council District: 4

0   1   2 Miles

Zoning Case 2022-23

A-R1 TO B-3

Subject Property Legal Description: PART OF A0686BC T ROBINETT, 53-1, (PT 19.488AC TRACT), ACRES 15.908

Legend

— MajorRoads

- · - Citylimits

★ Zoning Case Location

AERIAL MAP

Council District: 4
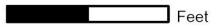
0   125   250
Feet

Zoning Case 2022-23
A-R1 TO B-3

Legend

▪▪▪ Citylimits

▭ Zoning Case

Subject Property Legal Description: PART OF A0686BC T ROBINETT, 53-1, (PT 19.488AC TRACT), ACRES 15.908

Case #Z22-23 – "A-R1" to "B-3"

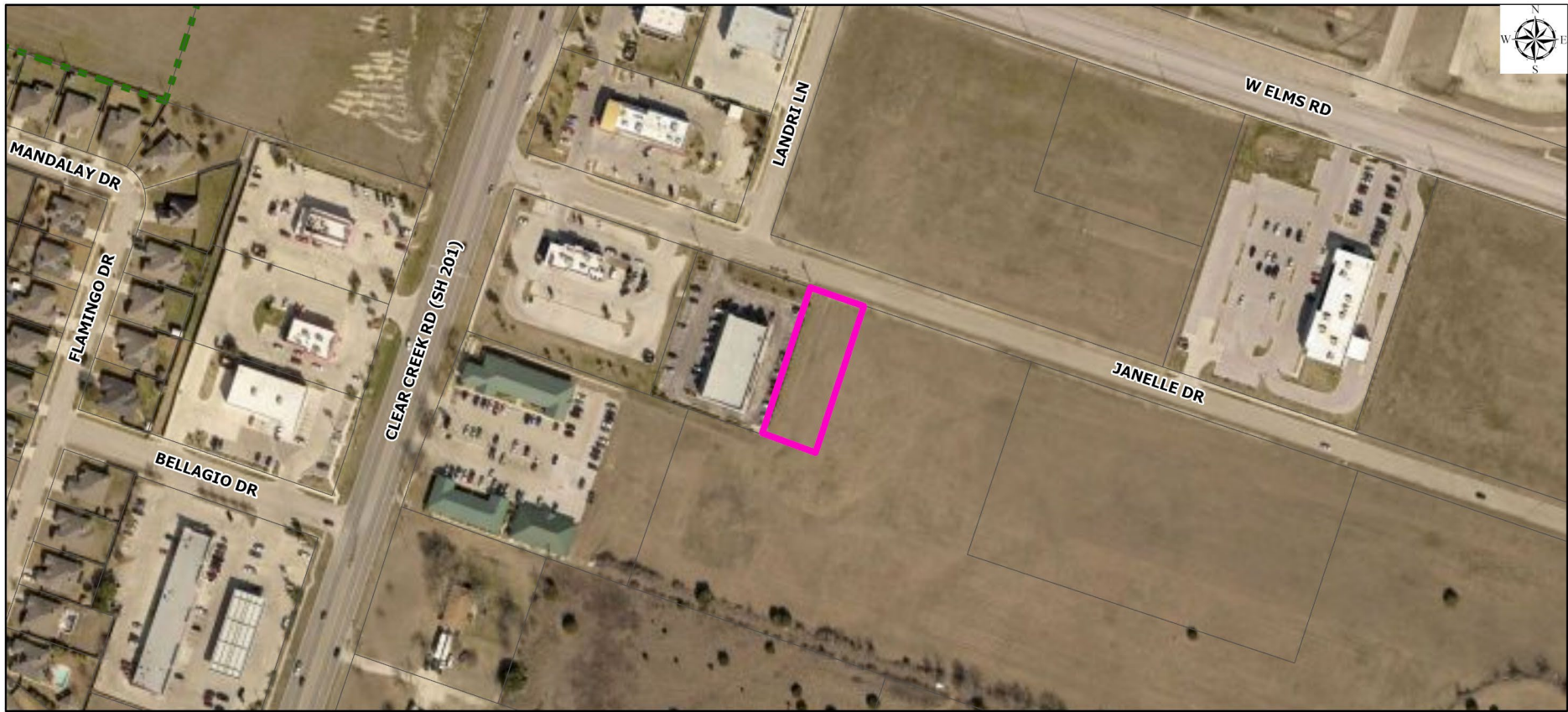□ If approved, the applicant intends to develop a commercial land use on the property.

□ The request to rezone the property is not consistent 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).

Case #Z22-23 – "A-R1" to "B-3"

☐ This property is designated as 'General Residential' (GR) on the Future Land Use Map (FLUM) of the Comprehensive Plan.

☐ 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
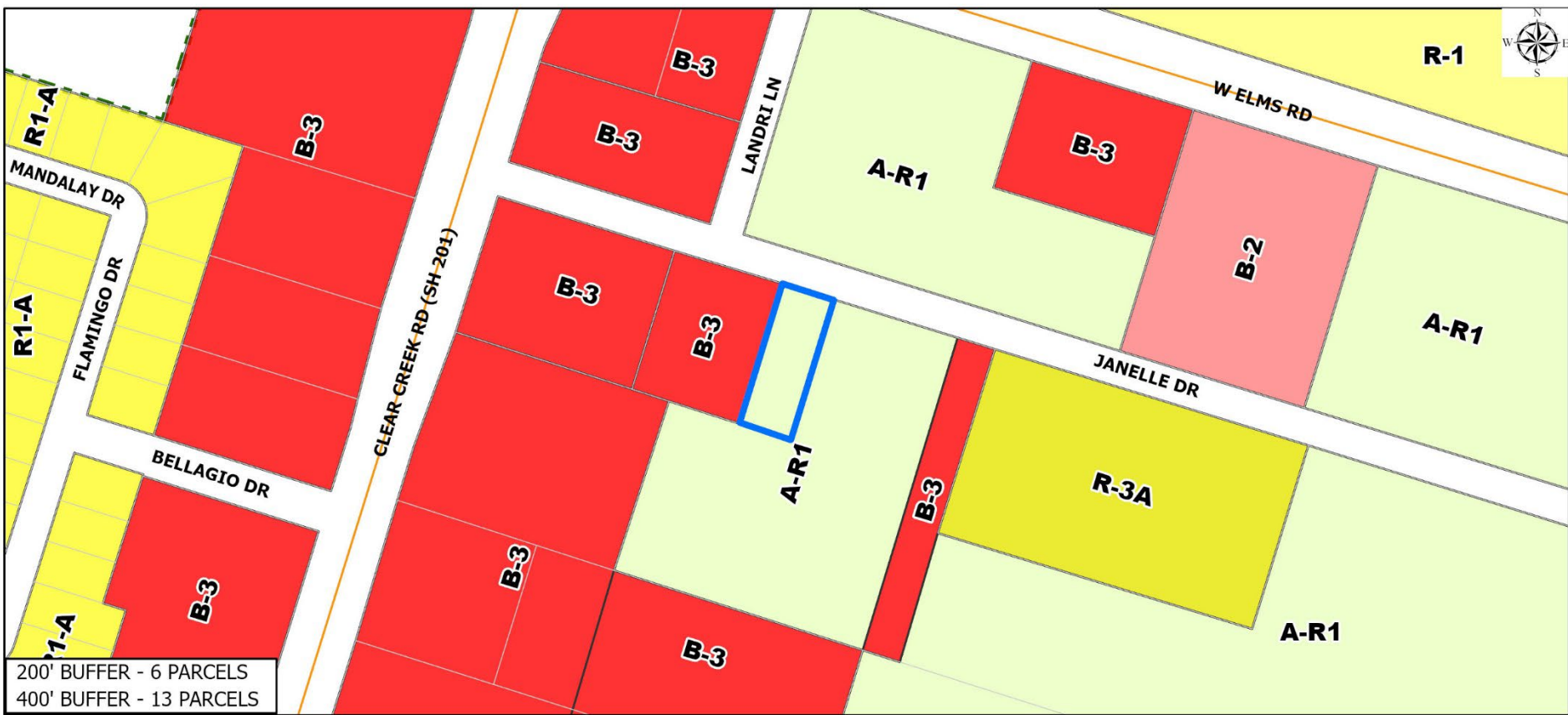- ☐ Parks and public spaces.

Case #Z22-23 – "A-R1" to "B-3"

□ If approved, the 'General Commercial' (GC) 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.

Case #Z22-23 – "A-R1" to "B-3"

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

R-1

R-1-A

B-3

B-3

B-3

W ELMS RD

LANDRI LN

A-R1

B-3

B-2

A-R1

MANDALAY DR

R1-A

FLAMINGO DR

B-3

B-3

B-3

CLEAR CREEK RD (SH 201)

A-R1

JANELLE DR

A-R1

BELLAGIO DR

A-R1

B-3

B-3

B-3

R-3A

R1-A

B-3

B-3

A-R1

200' BUFFER - 6 PARCELS
400' BUFFER - 13 PARCELS

ZONING MAP
Council District: 4

0   125   250
Feet

Zoning Case 2022-23
A-R1 to B-3

Subject Property Legal Description: PART OF A0686BC T ROBINETT, 53-1, (PT 19.488AC TRACT), ACRES 15.908

N
W E
S

Case #Z22-23 – "A-R1" to "B-3"

View of the subject property looking south (from Janelle Drive):

Case #Z22-23 – "A-R1" to "B-3"

View of the surrounding property to the west (Integrity Home Health):

Case #Z22-23 – "A-R1" to "B-3"

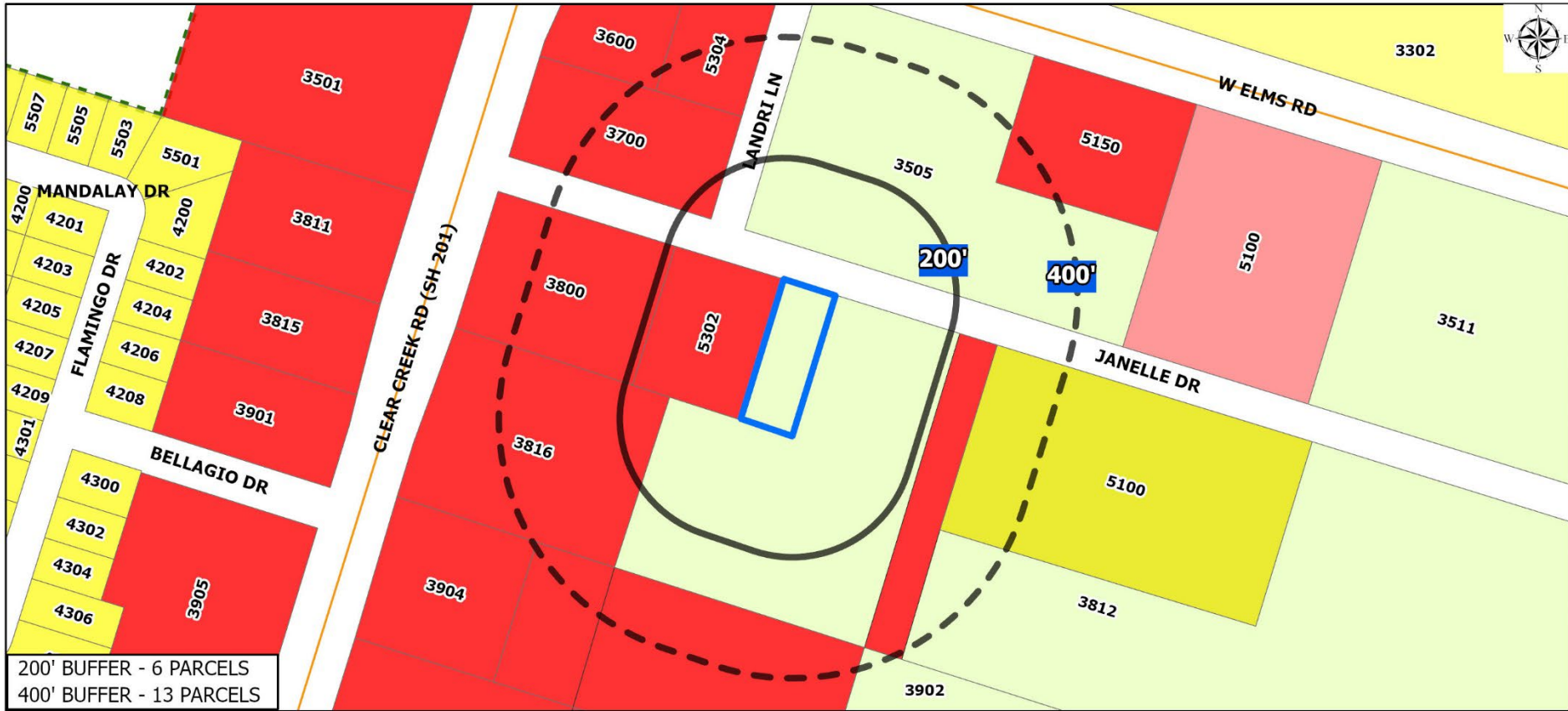View of the adjacent property to the east:

Case #Z22-23 – "A-R1" to "B-3"

View of the surrounding property to the north (across Janelle Drive):

Public Notification

- Staff notified thirteen (13) surrounding property owners regarding this request.

- Of those notified, seven (7) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and six (6) property owners reside outside of Killeen.

- To date, staff has received one (1) written response in support regarding this request.

Zoning Case 2022-23
A-R1 TO B-3

NOTIFICATION MAP
Council District: 4

0   125   250
Feet

Subject Property Legal Description: PART OF A0686BC T ROBINETT, 53-1, (PT 19.488AC TRACT), ACRES 15.908

200' BUFFER - 6 PARCELS
400' BUFFER - 13 PARCELS

Legend — CurrentZoning
- B-3
- A-R1
- B-2
- R1-A
- R-1
- R-3A

Map labels:
- MANDALAY DR
- FLAMINGO DR
- BELLAGIO DR
- CLEAR CREEK RD (SH-201)
- LANDRI LN
- W ELMS RD
- JANELLE DR

Parcel numbers: 5507, 5505, 5503, 5501, 3501, 3600, 5304, 3302, 5150, 3505, 5100, 3700, 3811, 3815, 3901, 3800, 5302, 3511, 3816, 3904, 3905, 5100, 3812, 3902, 4200, 4201, 4203, 4205, 4207, 4209, 4301, 4200, 4202, 4204, 4206, 4208, 4300, 4302, 4304, 4306

200'   400'

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 Recommendation

- Staff is of the determination that the request is compatible with the surrounding land uses and consistent with the prevailing community character. The character of the area includes existing commercial property and undeveloped properties.

- Staff recommends approval of the applicant's request to rezone the property from "A-R1" (Agricultural Single-Family Residential District) to "B-3" (Local Business District) as presented.

Commission Recommendation

- At their regular meeting on May 2, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 3 to 1 with Commissioner Jones in opposition.

- Commissioner Jones stated that approval of the request did not sound right to him.