

MINUTES
PLANNING AND ZONING COMMISSION MEETING
October 14, 2024
Case # Z24-27
“CUP” w/ “B-3” uses to “B-4”

HOLD a public hearing and consider a request submitted by EAN Holdings, LLC on behalf of Arcade News Inc. (**Case #Z24-27**) to rezone approximately 1.0 acre out of Lot 1, Block 1, Westside Commercial Subdivision from “CUP” (Community Unit Plan) with “B-3” (Local Business District) used to “B-4” (Business District). The subject property is locally addressed as 2200 West Central Texas Expressway, Killeen, Texas.

Mr. Millard presented the staff report for this item. He stated that if approved, the applicant intends to convert the existing building and property into a car rental business.

The subject property is located within the ‘Neighborhood Infill’ sector on the Growth Sector Map of the Comprehensive Plan and is designated as ‘Regional Commercial’ (RC) on the Future Land Use Map (FLUM). This ‘Neighborhood Infill’ sector includes areas of the city that are already developed and have access to city services and infrastructure, but have vacant, underutilized, or poorly developed properties. Staff find that the proposed rezoning is consistent with the surrounding area, which consists of a mix of commercial and residential properties.

Mr. Millard stated that staff notified five (5) surrounding property owners regarding this request. As of the date of the meeting, staff had received no written responses from the property owners regarding this request.

Mr. Millard stated that staff recommends approval of the applicant’s request to rezone the property from “CUP” (Community Unit Plan) with “B-3” uses to “B-4” (Business District). The current “CUP” (Community Unit Plan) zoning is outdated and does not facilitate redevelopment of the property. The existing structure has been vacant for some time. Staff is of the determination that the request that rezoning the property to “B-4” will allow it to be redeveloped. Staff finds that the request is consistent with the Future Land Use Map (FLUM) and the recommendations of the Killeen 2040 Comprehensive Plan.

Mr. Zachary Nemecek and Mr. Dan Schwent of EAN Holdings, LLC were present to represent the case.

Chairman Minor opened the public hearing at 5:24 p.m.

With no one wishing to speak, the public hearing was closed at 5:24 p.m.

Commissioner Wilson moved to recommend approval of the applicant’s request as presented. Commissioner O’Brien seconded, and the motion passed by a vote of 5 to 0.