



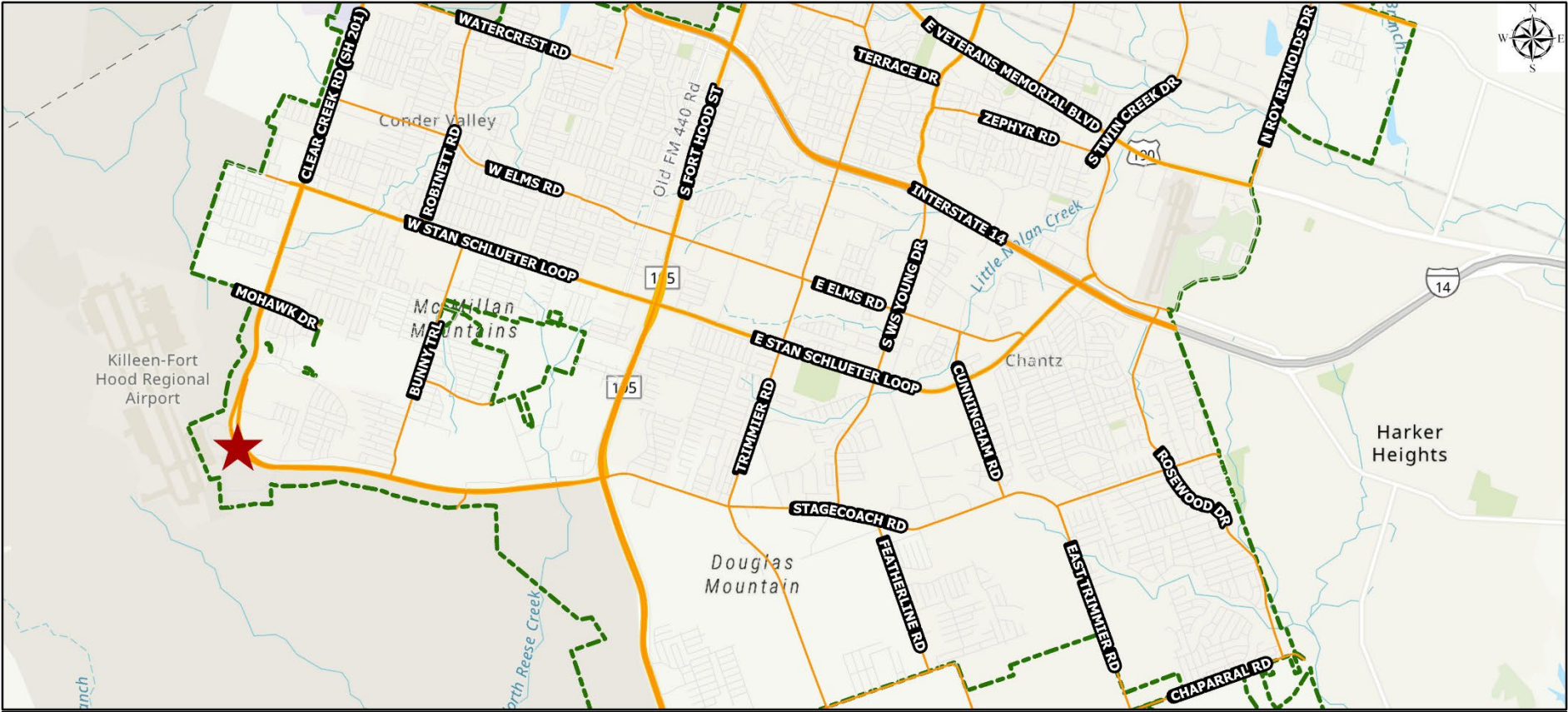
## Case #Z24-35: “A” to “B-3”

PH-25-006

February 18, 2025

# Case #Z24-35: “A” to “B-3”

- ❑ Hold a public hearing and consider a City-initiated request (**Case #Z24-35**) to rezone approximately 4.613 acres out of the J. H. Lewis Survey, Abstract No. 536 (Terminal Parcels 1, 2, and 3) from “A” (Agricultural District) to “B-3” (Local Business District).
- ❑ The subject property is generally located southwest of the intersection of Chet Edwards Loop and South Clear Creek Road, Killeen, Texas.



LOCATION MAP

Council District: 4

0 1 2 Miles

Subject Property Legal Description: A0536BC J H LEWIS, (TERMINAL PARCEL 3); A0536BC J H LEWIS, 5, (TERMINAL PARCELS 1 & 2) TOTAL ACRES 3.21

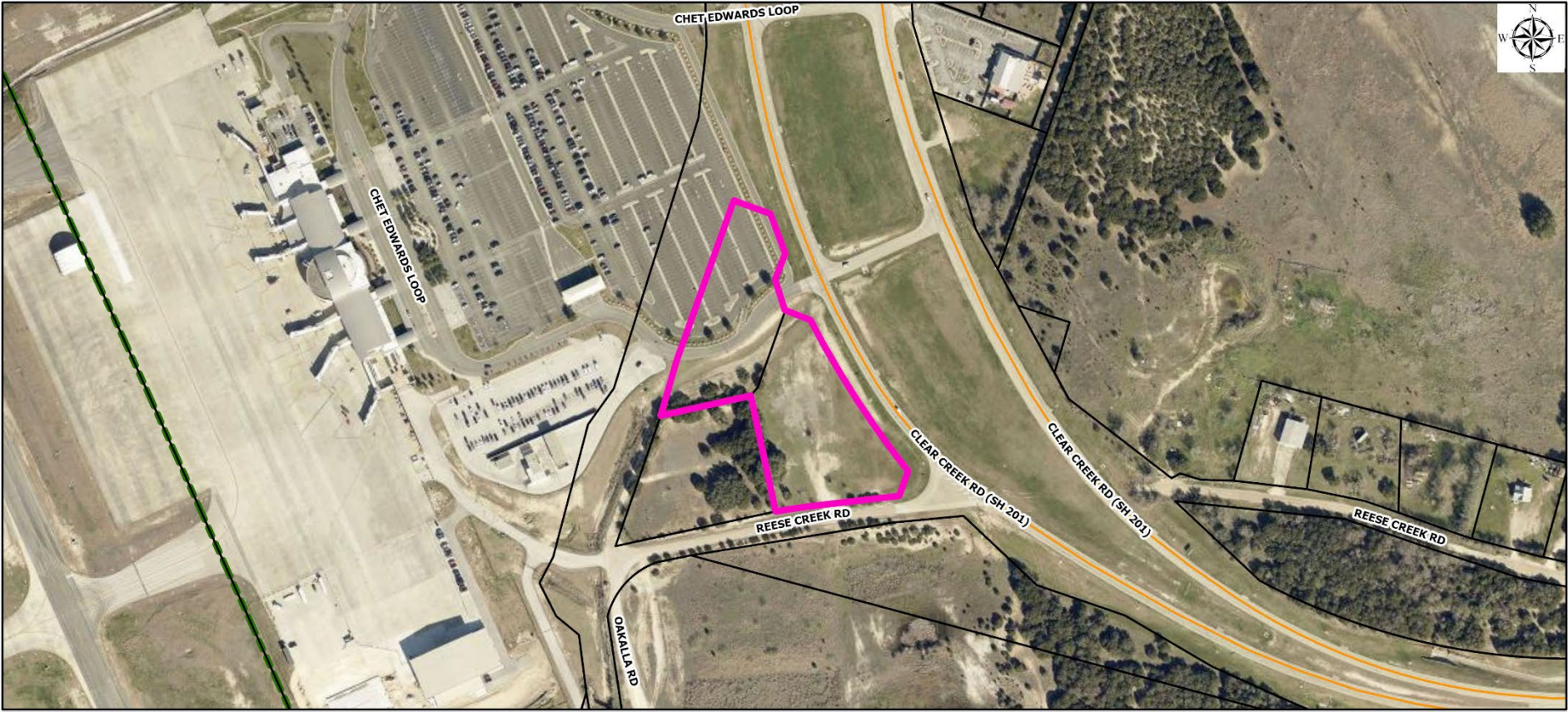
## Zoning Case 2024-35

### A TO B-3

Legend

- Major Roads
- City Limits
- Zoning Case Location





AERIAL MAP

Council District: 4


0 200 400

Feet

# Zoning Case 2024-35

## A TO B-3

Legend

 Citylimits

Subject Property Legal Description: A0536BC J H LEWIS, (TERMINAL PARCEL 3); A0536BC J H LEWIS, 5, (TERMINAL PARCELS 1 & 2) TOTAL ACRES 4.61



# Case #Z24-35: “A” to “B-3”

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View of the subject property facing south from Clear Creek Road :



# Case #Z24-35: “A” to “B-3”

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View of the property facing north from Clear Creek Road.





# Case #Z24-35: “A” to “B-3”

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View from of the subject facing east along Clear Creek Road.



# Case #Z24-35: “A” to “B-3”

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View from the subject facing west toward Killeen Regional Airport.





# Comprehensive Plan Analysis

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- ❑ The subject property is located in the 'Neighborhood Infill' sector on the Growth Sector Map and 'Campus' on the Future Land Use Map.
- ❑ The 'Neighborhood Infill' sector includes areas of the city that have access to city services and infrastructure, but have vacant, underutilized, or poorly developed properties.
- ❑ The 'Campus' place type encourages up to one hundred percent (100%) nonresidential and twenty-five percent (25%) residential mix.

# Comprehensive Plan Analysis

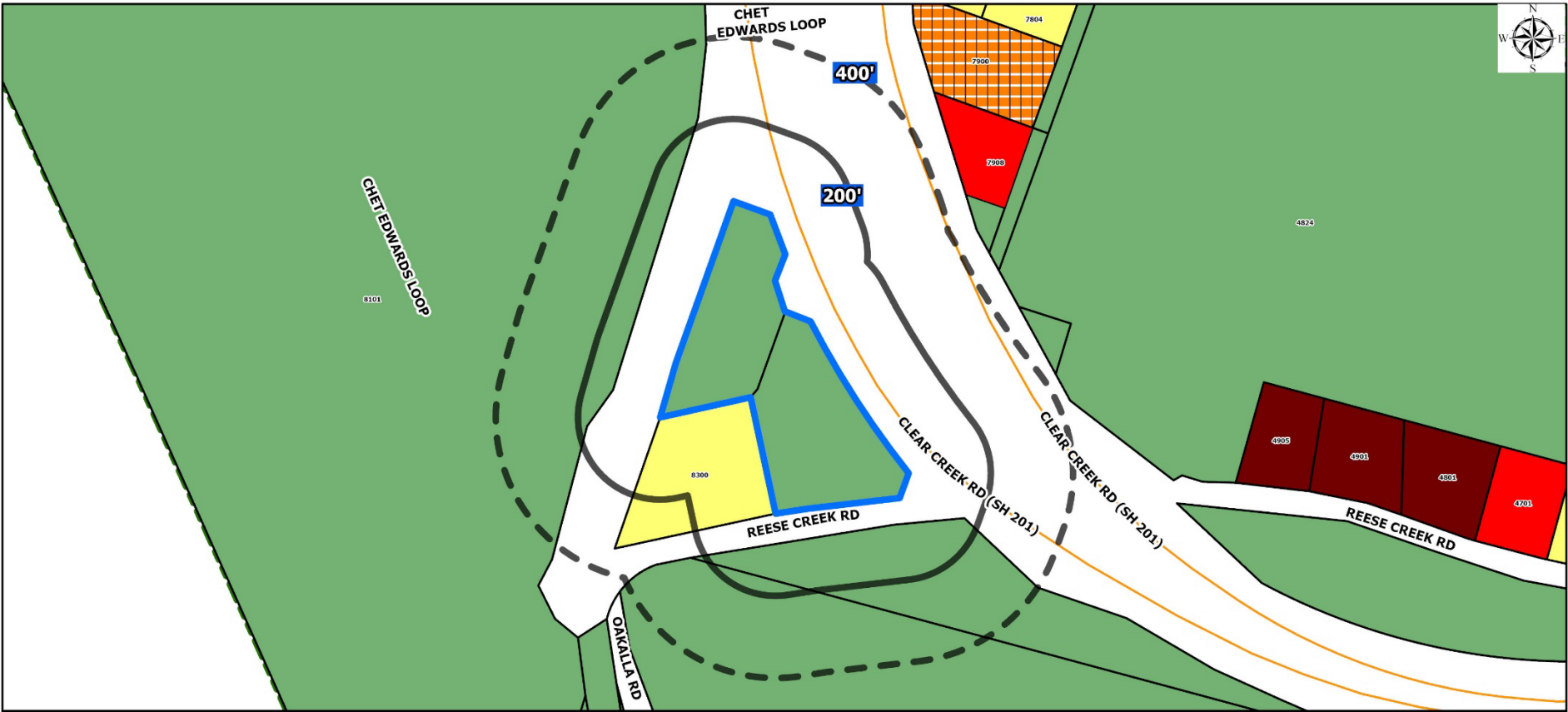
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- The request supports or furthers the following Comprehensive Plan recommendations:
  - ▣ **LU1**– Use place types and complete neighborhoods as building blocks.
  - ▣ **LU2** – Improve the fiscal productivity of development.



# Public Notification

- Staff notified four (4) surrounding property owners regarding this request. Of those property owners notified, zero (0) are outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by the Council, and three (3) live outside Killeen.
- To date, staff has received no written responses regarding this request.









NOTIFICATION MAP

Council District: 4



Subject Property Legal Description: A0536BC J H LEWIS, (TERMINAL PARCEL 3); A0536BC J H LEWIS, 5, (TERMINAL PARCELS 1 & 2) TOTAL ACRES 4.61

Zoning Case 2024-35  
A TO B-3

Legend	Current Zoning		B-C-1
	 A		PUD
	 B-3		R-1
	 B-5		



# Staff Findings

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- Staff finds that the applicant's request is consistent with the recommendations of the Killeen 2040 Comprehensive Plan and with the character of the surrounding area.

# Staff Recommendation

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- Therefore, staff recommends approval of the request to rezone the property from “A” (Agricultural District) to “B-3” (Local Business District).



# Commission Recommendation

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- At their regular meeting on January 13, 2025, the Planning and Zoning Commission recommended approval of the 2022 Thoroughfare updates by a vote of 6 to 0.