



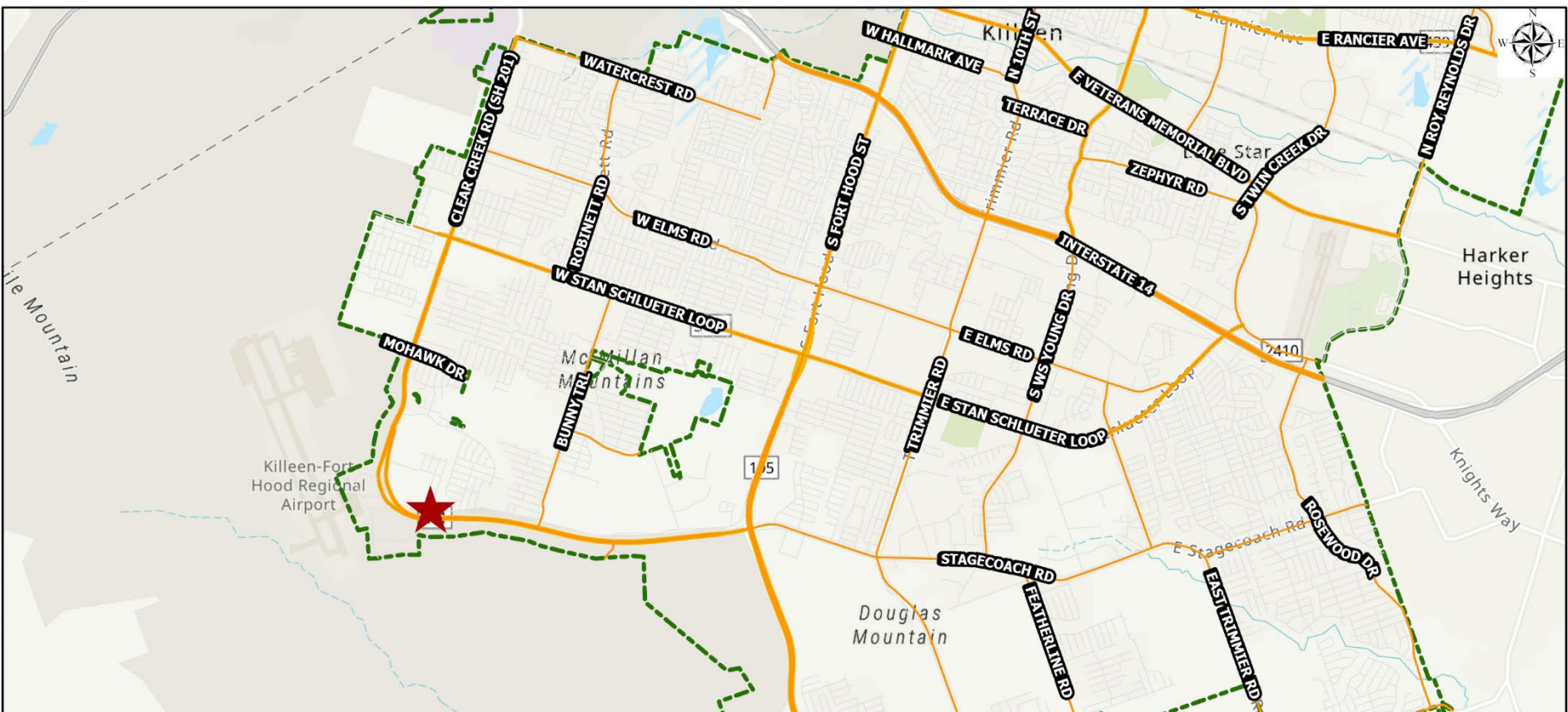
CASE #Z23-29: “R-1” TO “B-3”

PH-24-003

February 13, 2024

Case #Z23-29: “R-1” to “B-3”

- ❑ **HOLD** a public hearing and consider a request submitted by Timothy Turner, on behalf of Cleo Bay Imports (**Case #Z23-29**), to rezone part of the J. H. Lewis Survey, 2-1, Abstract No. 536, from “R-1” (Single-Family Residential District) to “B-3” (Local Business District).
- ❑ The subject property is locally addressed as 4452 Reese Creek Road, Killeen, Texas.



LOCATION MAP

Council District: 4

0 1 2 Miles

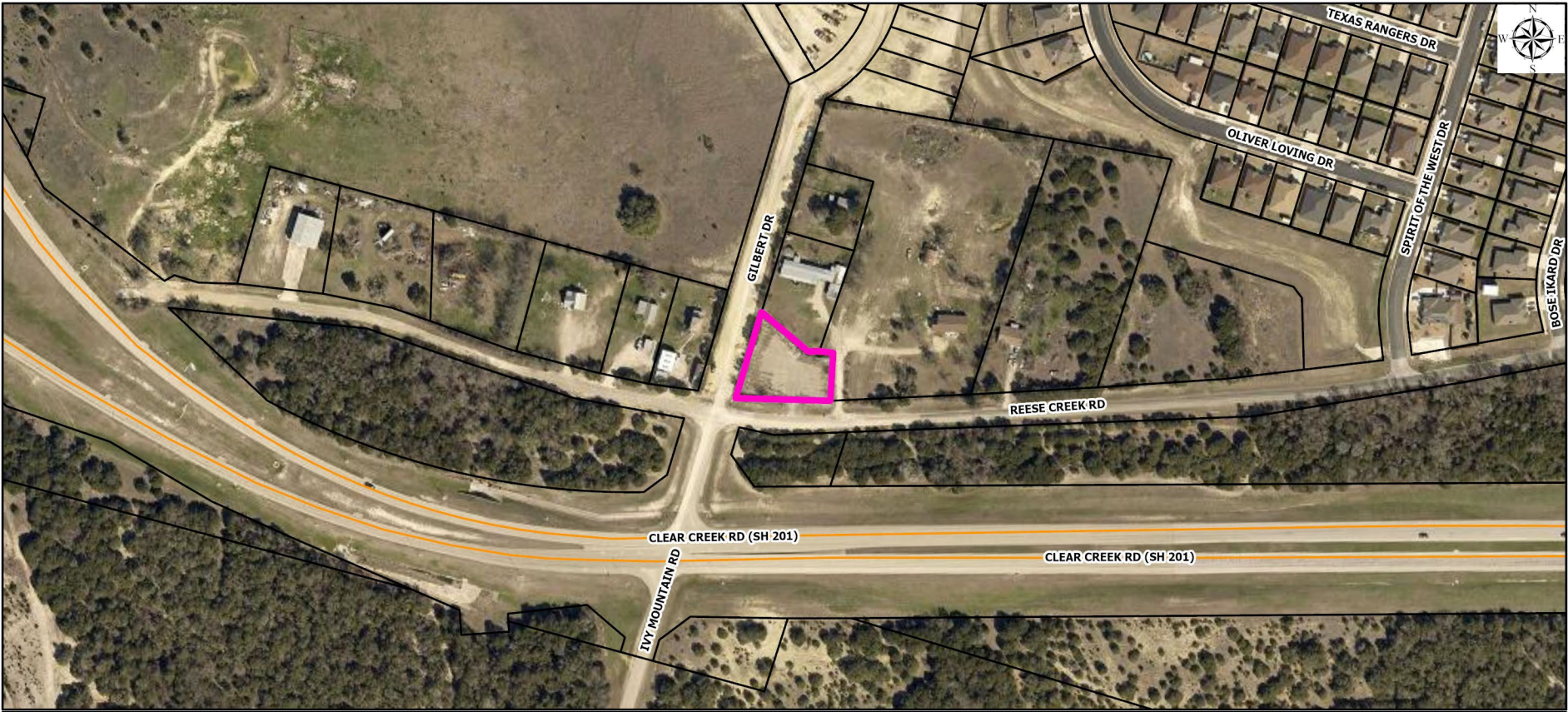
Subject Property Legal Description: A0536BC J H LEWIS, 2-1, ACRES .569

Zoning Case 2023-29

R-1 TO B-3

Legend

- Major Roads
- City Limits
- Zoning Case Location



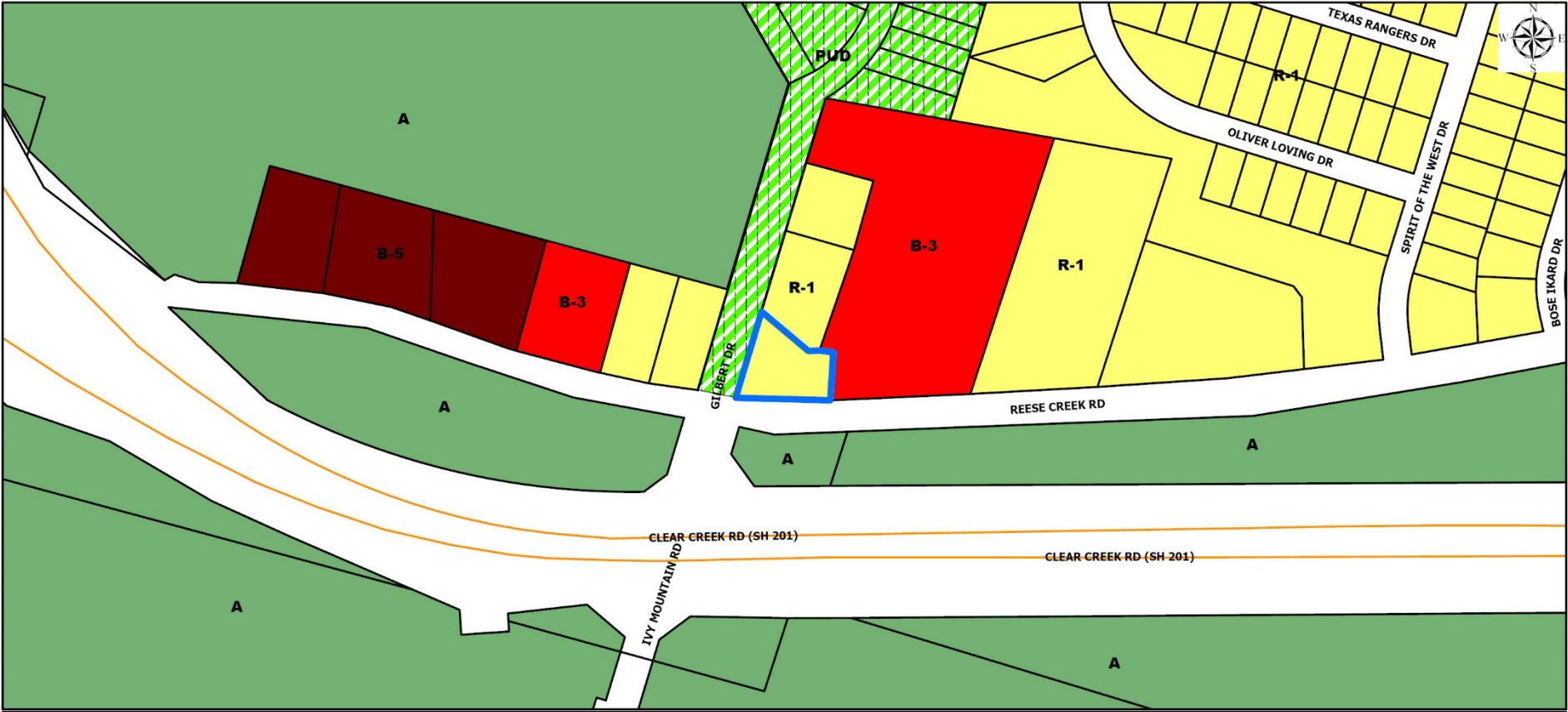
AERIAL MAP
Council District: 4
0 200 400
Feet

Zoning Case 2023-29

R-1 TO B-3

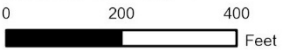
Legend
Citylimits

Subject Property Legal Description:A0536BC J H LEWIS, 2-1, ACRES .569



ZONING MAP

Council District: 4



Subject Property Legal Description: A0536BC J H LEWIS, 2-1, ACRES .569

Zoning Case 2023-29
R-1 TO B-3

Case #Z23-29: “R-1” to “B-3”

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- Timothy Turner, on behalf of Cleo Bay Imports Inc., has submitted a request to rezone approximately 0.569 located on the northeast corner of Reese Creek Drive and Gilbert Drive, from “R-1” (Single-Family Residential District) to “B-3” (Local Business District).
- If approved, the applicant intends to develop a commercial building on the site for use as an office.

Case #Z23-29: “R-1” to “B-3”

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View of the subject property looking north:



Case #Z23-29: “R-1” to “B-3”

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View to the west of the subject property:



Case #Z23-29: “R-1” to “B-3”

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View to the east of the subject property:



Comprehensive Plan Analysis

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- ❑ The subject property is designated 'Regional Commercial' on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- ❑ The 'Regional Commercial' place type' promotes up to 100% non-residential and up to 50% residential uses.
- ❑ These places are first identified by their principal focus on auto-oriented traffic. Typical uses include retail, restaurants, gas stations, and offices.
- ❑ Staff finds that the applicant's request is consistent with the 'Regional Commercial' place type.

Comprehensive Plan Analysis

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- The property is designated 'Neighborhood Infill' on the Growth Sector Map (FLUM) of the Comprehensive Plan.
- This 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.
- Growth policies for this sector should encourage the development or redevelopment of these properties with accessory dwelling units, smallplexes, and commercial that provide incremental increases in density.

Comprehensive Plan Analysis

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- This request supports or furthers the following Killeen 2040 Comprehensive Plan recommendations:
 - ▣ **LU2** – Improve the fiscal productivity of development.
 - ▣ **LU3** – Encourage incremental evolution of neighborhoods.
 - ▣ **NH4** – Build complete neighborhoods.

Development Zone Analysis

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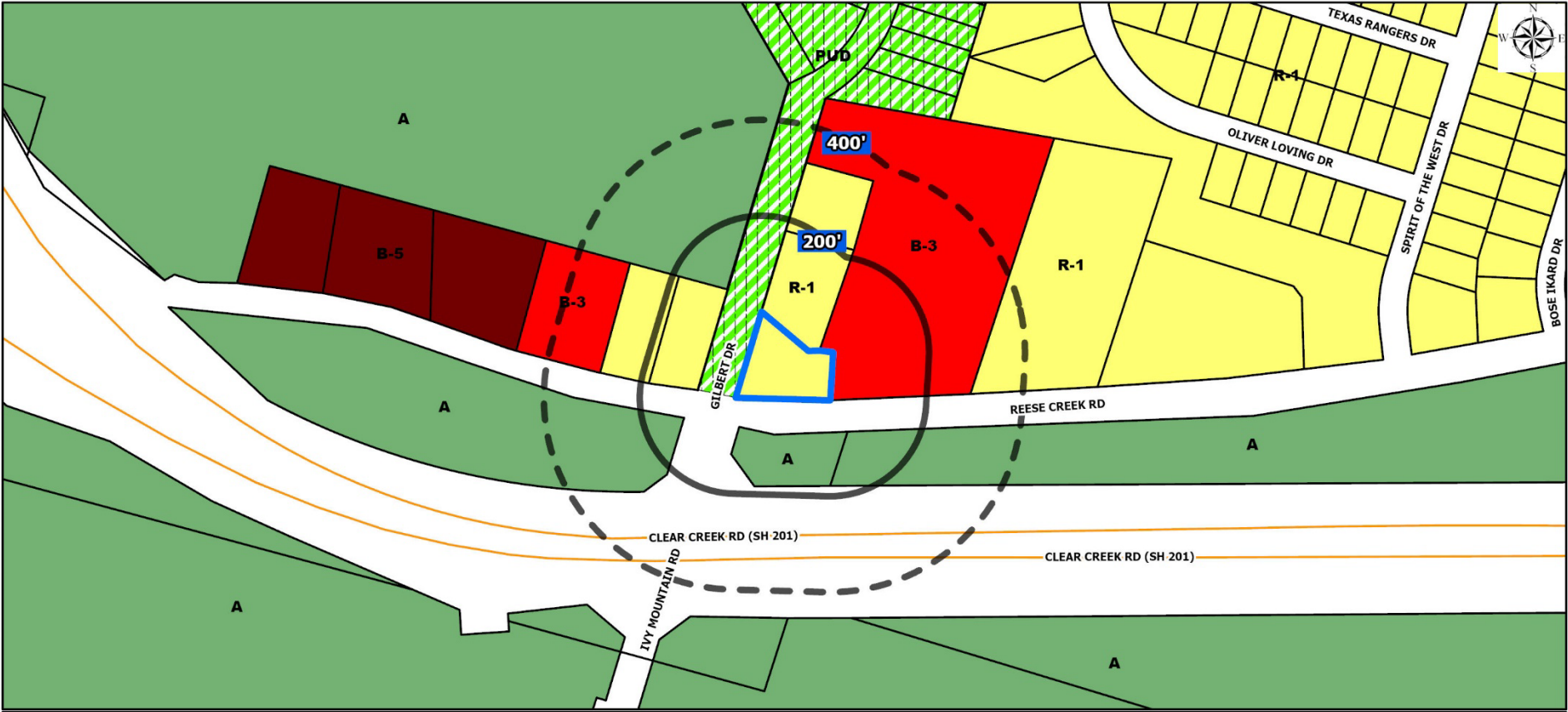
- ❑ The property is located within Killeen Development Zone #5.
- ❑ Current land use mix within this area comprises approximately:
 - ❑ 36% non-residential uses
 - ❑ 64% residential uses
- ❑ Zoning district breakdown:
 - ❑ 7% non-residential zoning districts
 - ❑ 93% residential zoning districts



Public Notification

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- Staff notified ten (10) surrounding property owners regarding this request.
- Of those property owners notified, two (2) reside outside the 200-foot notification boundary required by the State but within the 400-foot notification boundary required by the Council, and seven (7) live outside Killeen.
- To date, staff has received zero (0) written responses regarding this request.



ZONING MAP

Council District: 4



Zoning Case 2023-29
R-1 TO B-3

Subject Property Legal Description: A0536BC J H LEWIS, 2-1, ACRES .569

Staff Findings

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- ❑ Staff finds that the applicant's request is consistent with the recommendations outlined in the Killeen 2040 Comprehensive Plan.
- ❑ Staff is of the determination that approval of the applicant's request would have no negative impacts on the surrounding properties.

Staff Recommendation

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- ❑ Staff recommends approval of the applicant's request to rezone the subject property from "R-1" (Single-Family Residential District) to "B-3" (Local Business District).

Commission Recommendation

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- ❑ At their regular meeting on December 18, 2023, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 8 to 0.