



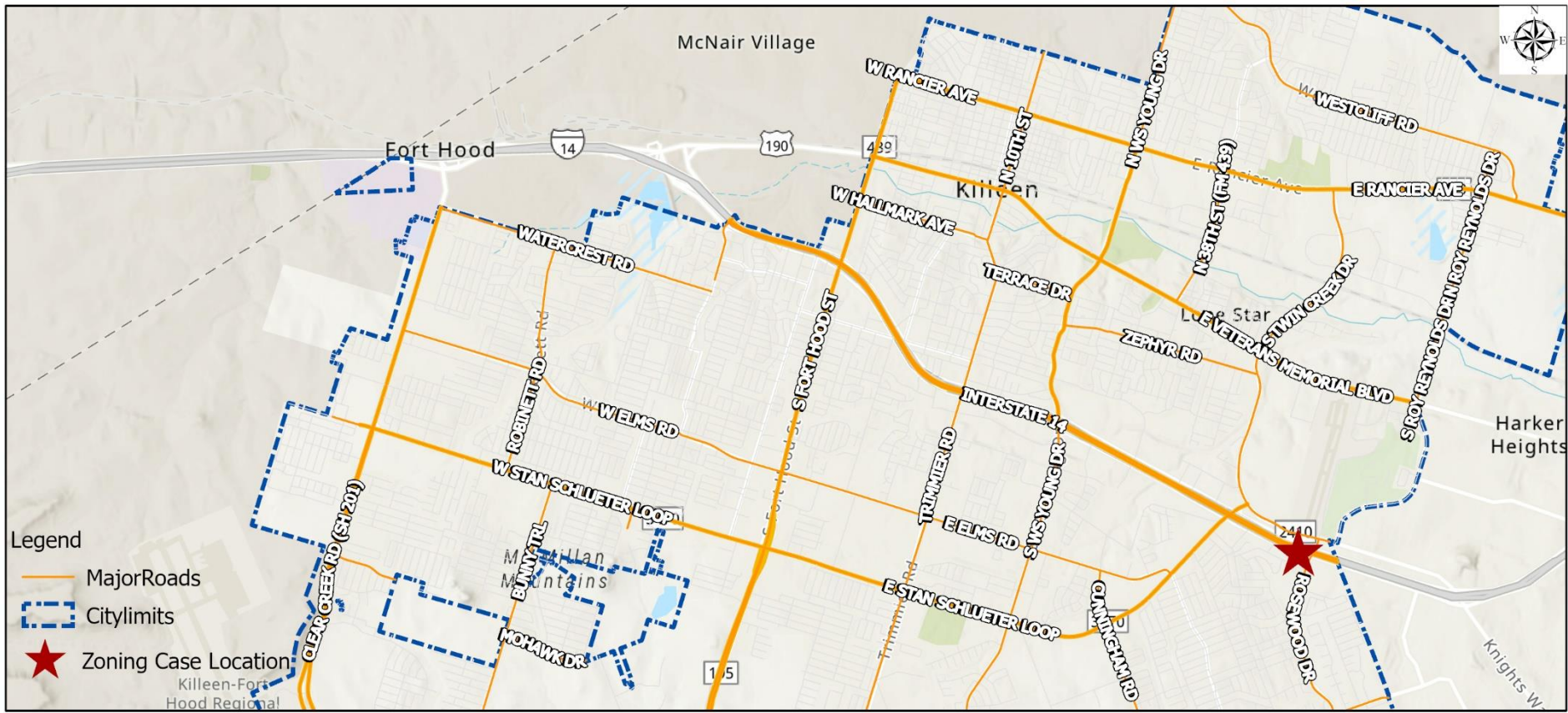
CASE#Z21-44: “B-3” TO “B-2”

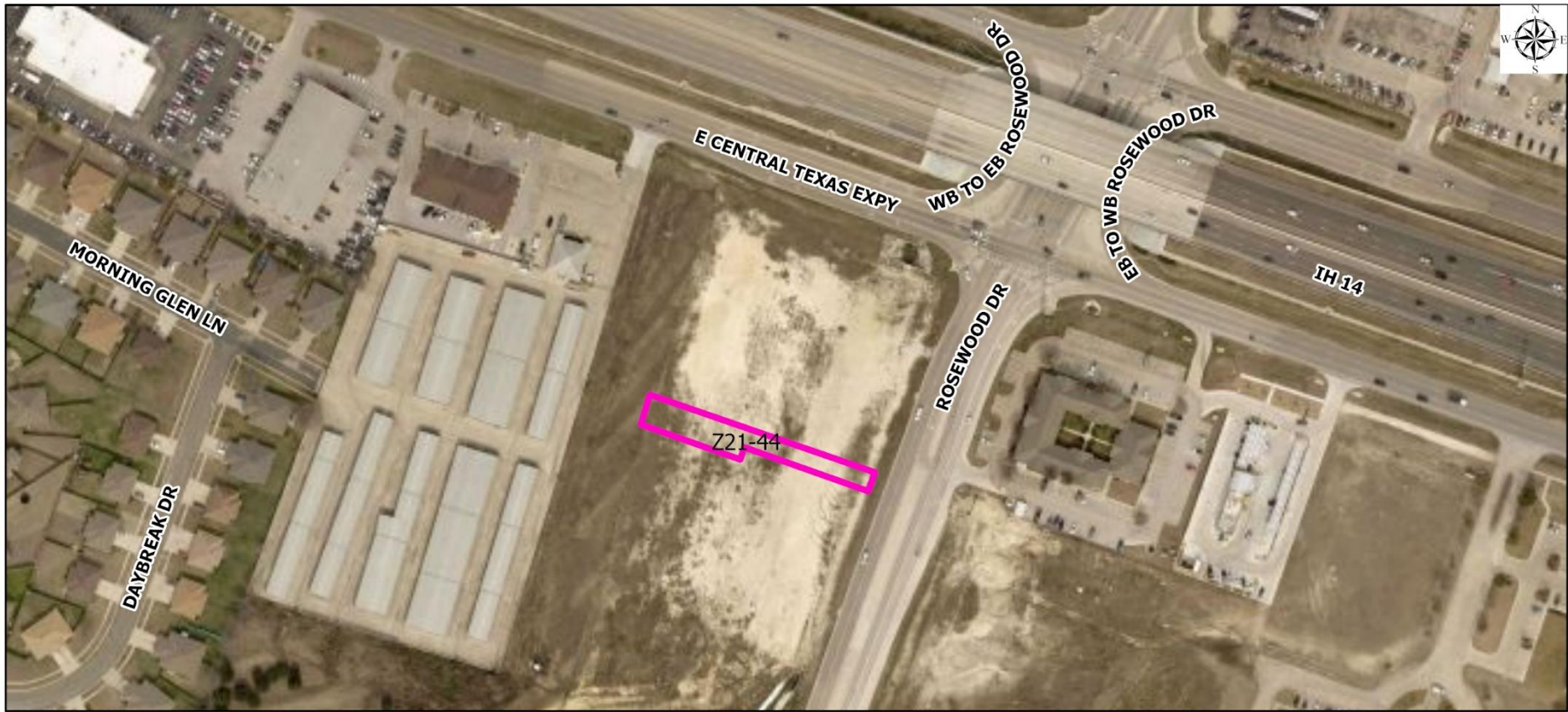
PH-22-011

January 18, 2022

## Case #Z21-44: “B-3” to “B-5”

- ❑ **HOLD** a public hearing and consider a request submitted by Mitchell & Associates, Inc. on behalf of Eakin Commercial Properties, LTD (**Case #Z21-44**) to rezone approximately 0.271 acres out of 1.798 acres being part of Lots 2 & 4, Block 1, Eakin Commercial Addition Phase Two, from “B-3” (Local Business District) to “B-5” (Business District).
- ❑ The property is addressed 5500 E Central Texas Expressway & 2301 Rosewood Drive, Killeen, Texas





Attachment #3

Council District: 2



Subject Property Legal Description: 5500 E CTE AND 2301 ROSEWOOD DR

## Zoning Case 2021-44

B-3 TO B-5

Legend

 Citylimits

## Case #Z21-44: “B-3” to “B-5”

- The purpose of the request is to align the zoning district boundaries with the platted property lines of Lots 2 and 4 of the Eakin Commercial Addition and establish the same zoning district across the entirety of both lots.
- 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 property as identified on the National Wetlands Inventory.

## Case #Z21-44: “B-3” to “B-5”

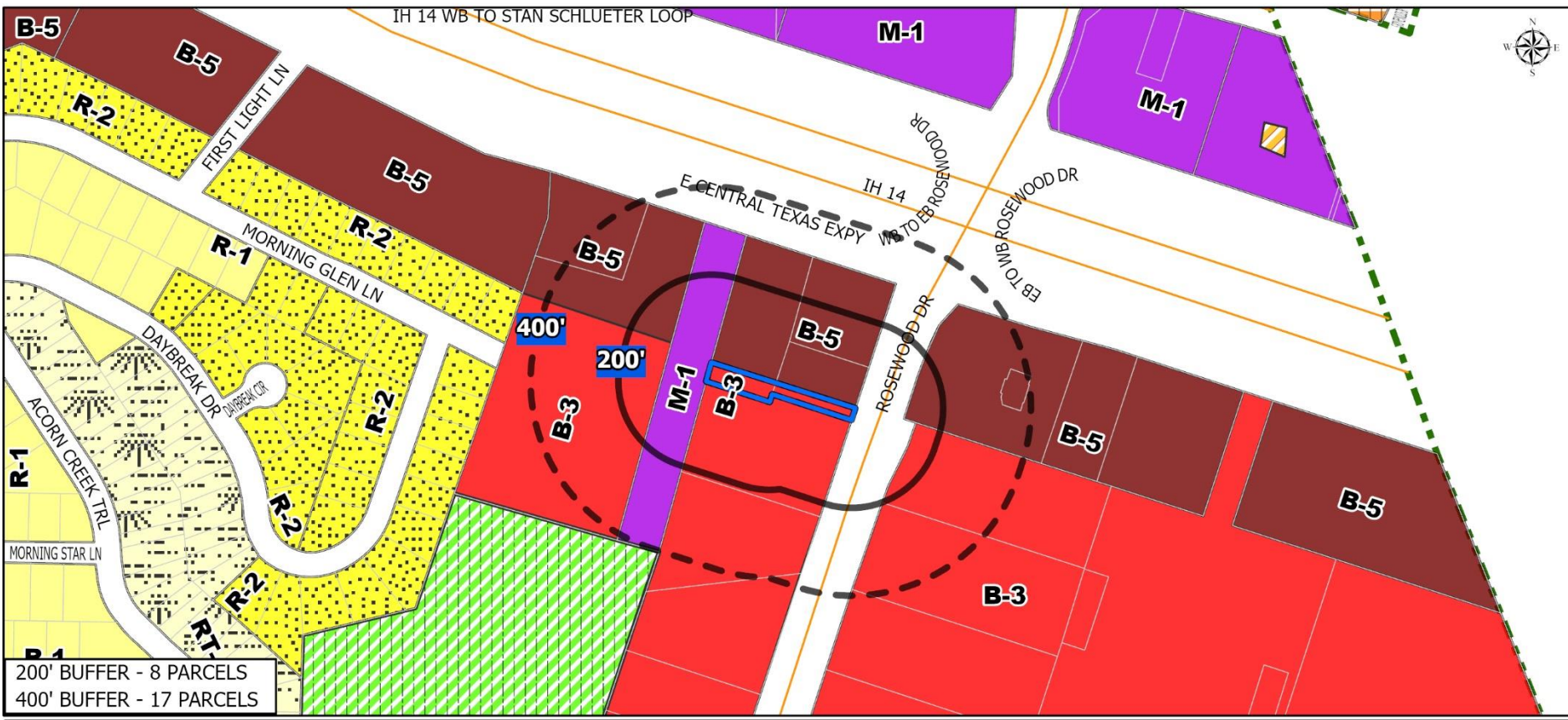
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- This property is designated as ‘Planned Development’ (PD) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The ‘Planned Development’ (PD) designation promotes that site design and development quality should be superior given strategic location and high profile. It should be designed as transit supportive and should provide for safe and convenient bicycle and pedestrian circulation options, both within and beyond the planned development area.

# Case #Z21-44: “B-3” to “B-5”

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- The ‘Planned Development’ (PD) designation encourages the following development types:
  - ▣ Mixed use (retail, office, residential, public);
  - ▣ Variety of housing types;
  - ▣ Parks and public spaces.
  
- The request is consistent with the intent of the Future Land Use Map (FLUM) of the Comprehensive Plan.



Attachment #4

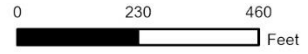
Zoning Map

Council District: 2

Subject Property Legal Description: 5500 E CTE AND 2301 ROSEWOOD DR

# Zoning Case 2021-44

B-3 TO B-5





# Case #Z21-44: “B-3” to “B-5”

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View of the subject property looking west (from Rosewood Dr):



# Case #Z21-44: “B-3” to “B-5”

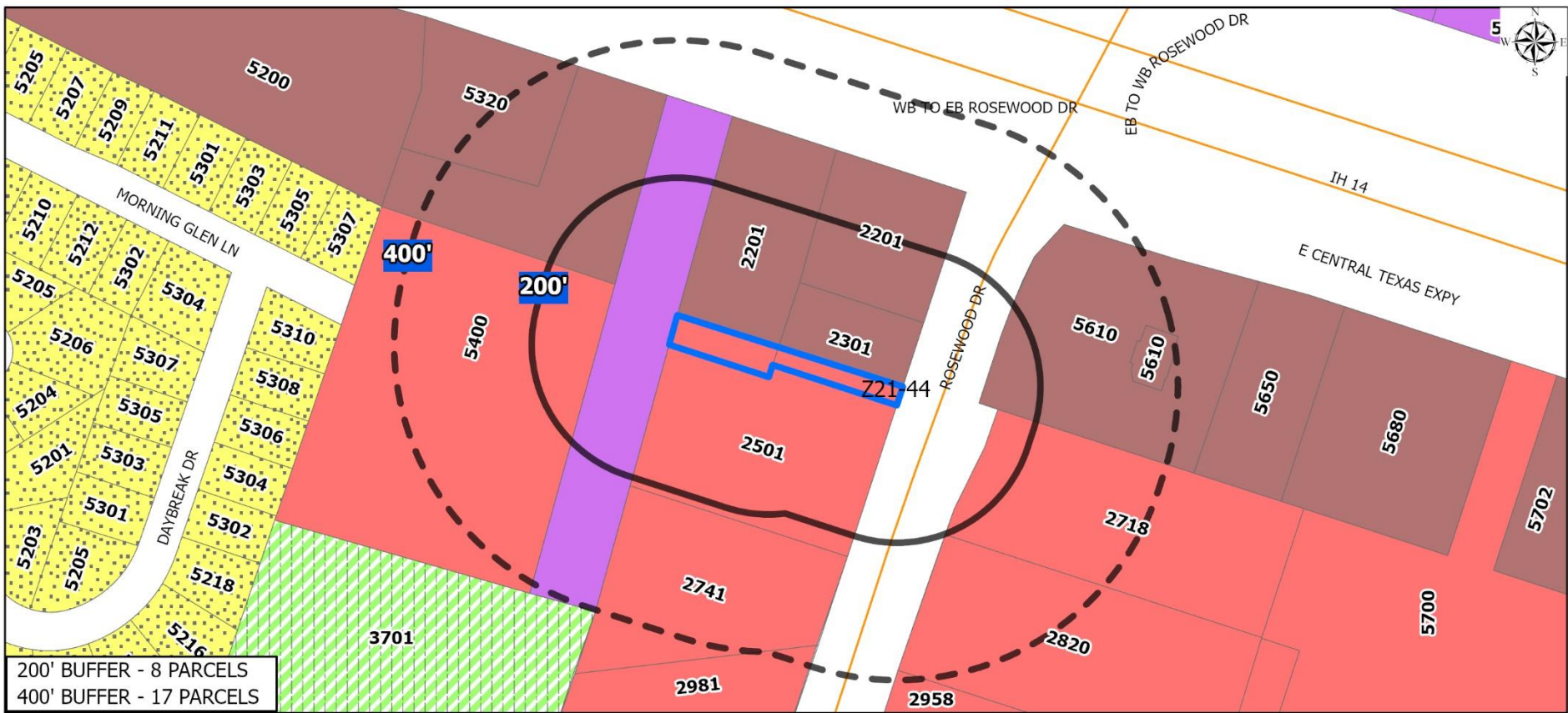
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Surrounding property to the east:



# Public Notification

- Staff notified eight (8) surrounding property owners regarding this request.
- Of those property owners notified, one (1) property owner resides outside of Killeen.
- To date, staff has received no written responses regarding this request.



200' BUFFER - 8 PARCELS  
 400' BUFFER - 17 PARCELS

Attachment #1  
 Council District: 2  
 0 145 290  
 Feet

## Zoning Case 2021-44

### B-3 TO B-5

Legend		CurrentZoning
<span style="color: red;">■</span>	B-3	<span style="background-color: purple;">■</span> M-1
<span style="background-color: brown;">■</span>	B-5	<span style="background-color: lightgreen;">■</span> PUD
<span style="background-color: yellow;">■</span>	R-2	

Subject Property Legal Description: 5500 E CTE AND 2301 ROSEWOOD DR

# Alternatives

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

# Staff Findings

- The applicant's request is consistent with the surrounding property uses and compatible with the existing land uses and prevailing community character.
- The purpose of the request is to align the zoning district boundaries with the platted property lines.

# Staff Recommendation

- Staff recommends approval of the applicant's request to rezone the property from "B-3" (Local Business District) to "B-5" (Business District) as presented.

# Commission Recommendation

- At their regular meeting on December 20, 2021, the Planning and Zoning Commission recommended approval of the applicant's request to rezone the property from "B-3" (Local Business District) to "B-5" (Business District) by a vote of 6 to 0.