



ZONING CASE #Z20-23: “B-3” TO “B-4”

PH-20-049

December 1, 2020

Case #Z20-23 – “B-3” to “B-4”

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- ❑ Oppidan Incorporated (c/o Jay Moore) submits this request on behalf of Noble E Central Killeen, TX, L.L.C. (**Case #Z20-23**) to rezone Lot 4A, Block 1, Gander Mountain Addition from “B-3” (Local Business District) to “B-4” (Business District).
- ❑ The property is addressed as 701 E. Central Texas Expressway, Killeen, Texas.

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- ❑ The request is to rezone approximately 4.807 acres from “B-3” (Local Business District) to “B-4” (Business District).
- ❑ If approved, the applicant intends to utilize the property for a Camping World retail sales center for recreational vehicles.



Attachment #3

Council District: 3

1 inch = 235 feet

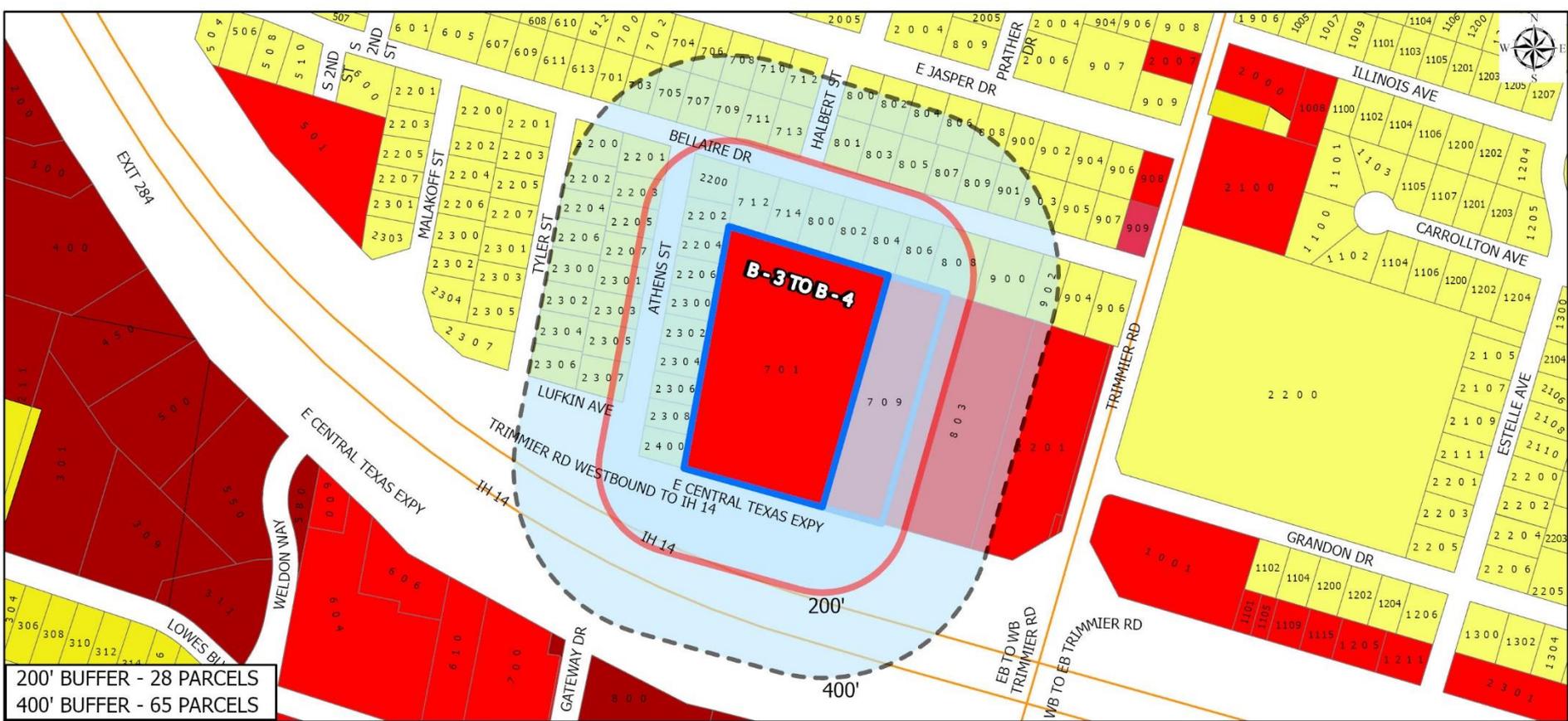
Subject Property Legal Description: GANDER MOUNTAIN ADDITION, BLOCK 001, LOT 004A, 4.807AC

Zoning Map
Zoning Case 2020-23

Legend

 Killen City Limits





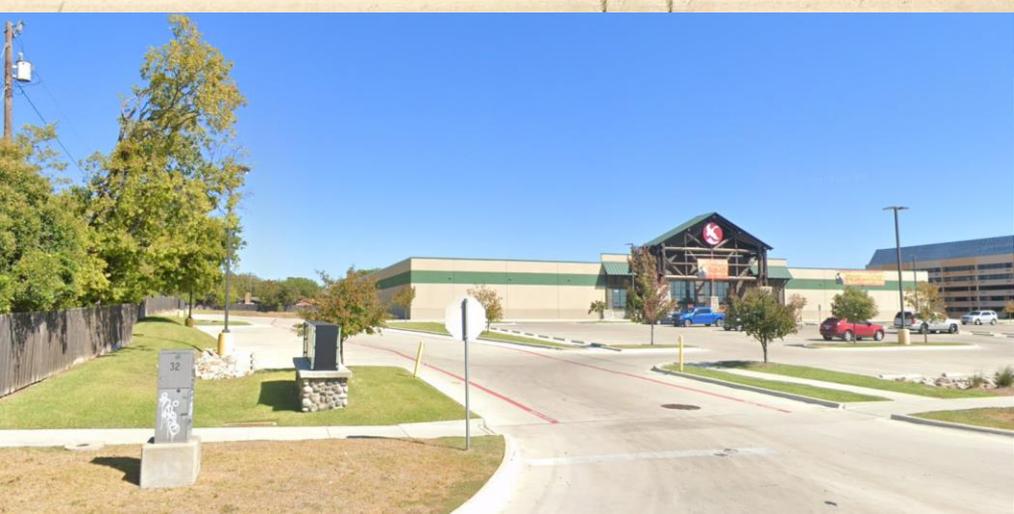
200' BUFFER - 28 PARCELS
 400' BUFFER - 65 PARCELS

Attachment #2
 Council District: 3
 1 inch = 377 feet
 Subject Property Legal Description: GANDER MOUNTAIN ADDITION, BLOCK 001, LOT 004A, 4.807AC

Zoning Map Zoning Case 2020-23

GENERAL ZONING DESCRIPTIONS

<p>Legend</p> <ul style="list-style-type: none"> COMMERCIAL ZONINGS ARE RED RESIDENTIAL ZONINGS ARE YELLOW MANUFACTURING ZONINGS ARE PURPLE SUP ZONINGS MAY ALSO BE RESIDENTIAL UNIVERSITY ZONINGS ARE BLUE 	<ul style="list-style-type: none"> AGRICULTURAL ZONINGS ARE GREEN PUD ZONINGS ARE TYPICALLY RESIDENTIAL CUP ZONINGS MAY ALSO BE RESIDENTIAL
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- Permitted uses in the “B-3” (Local Business) zoning district include:
 - Bakeries;
 - Hospitals and nursing homes;
 - Mortuaries and funeral chapels;
 - Household appliance sales and repair;
 - Boat sales and rental;
 - Oil/lube stations
 - Marine supplies, sales, and service;
 - Greenhouses and nurseries;
 - Restaurants;
 - Hotels and motels;
 - Gas stations;
 - Auto part sales (new);
 - Movie theaters
 - Self-storage facilities; and
 - Storage warehouses less than 25,000 sq. ft.

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- Permitted uses in the “B-4” (Business) zoning district include:
 - Trailer rental and sales;
 - Auto sales;
 - Commercial parking lots;
 - Auto repair and muffler shops;
 - Building material and lumber sales (no outside storage);
 - Ballparks and stadiums;
 - Upholstery shops;
 - Plumbing, electrical, and air conditioning service shops;
 - Halfway houses; and
 - Liquor stores.

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- Staff notified sixty-four (64) surrounding property owners regarding this request. Of those:
 - ▣ Twelve (12) property owners reside outside of Killeen; and
 - ▣ Thirty-six (36) are outside of the 200-foot notification boundary required by the State but within the 400-foot notification boundary required by Council.
- To date, staff has received four (4) written responses in opposition to this request.

Alternatives

- ❑ The City Council has two (2) alternatives. The Council may:
 - ❑ Disapprove the applicant's "B-4" request; or
 - ❑ Approve the applicant's "B-4" request as presented.

Recommendation

- ❑ Staff finds that the applicant's "B-4" (Business District) zoning request is consistent with the Comprehensive Plan's Future Land Use Map.
- ❑ In addition, staff finds that the request for "B-4" (Business District) zoning is appropriate given the property's location on the I-14 frontage.
- ❑ Staff recommends approval of the applicant's request for "B-4" (Business District), as it is consistent with the Future Land Use Map and with the existing adjacent land uses.

Recommendation

- The Planning and Zoning Commission recommended approval of the applicant's request by a vote of 4 to 3 with Commissioners Gukeisen, Ploeckelmann, and Hodges in opposition.