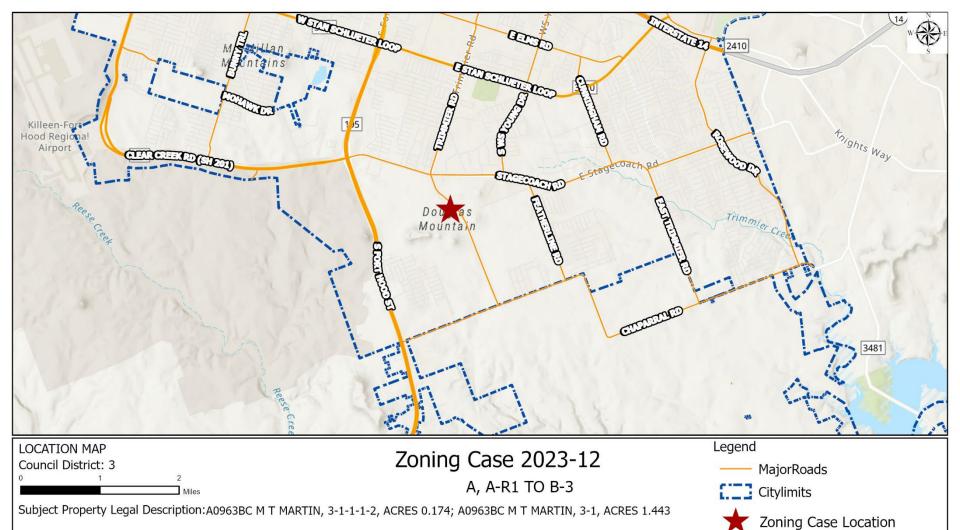
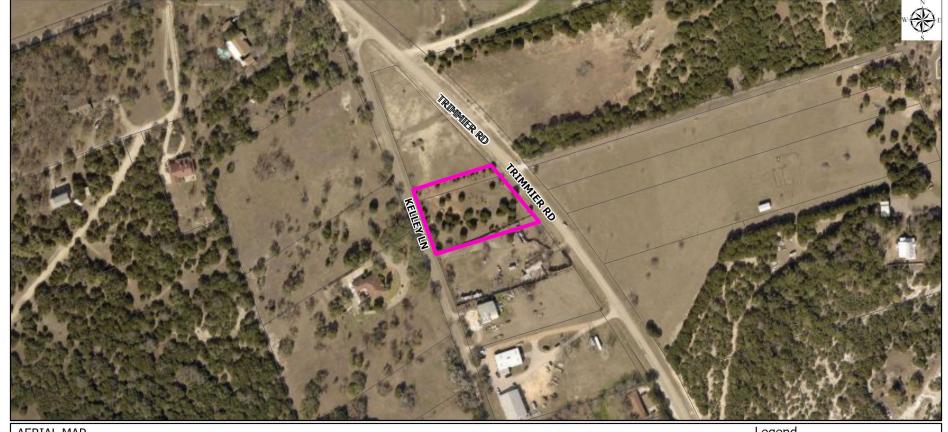
CASE #Z23-12: "A" & "A-R1" TO "B-3"

- by Quintero Engineering, LLC, on behalf of Curtis Emmons (Case #Z23-12), to the rezone approximately 1.6 acres out of the Moses T. Martin Survey, Abstract No. 963 from "A" (Agricultural District) and "A-R1" (Agricultural Single-Family Residential District) to "B-3" (Local Business District).
- The subject property is generally located on the west right-of-way of Trimmier Road and east right-of-way of Kelley Lane, Killeen, Texas.





AERIAL MAP
Council District: 3
0 150 300

Zoning Case 2023-12 A, A-R1 TO B-3 Legend
Citylimits
Zoning Case

Subject Property Legal Description: A0963BC M T MARTIN, 3-1-1-1-2, ACRES 0.174; A0963BC M T MARTIN, 3-1, ACRES 1.443



Council District: 3

Council District: 3

A, A-R1 TO B-3

Subject Property Legal Description: A0963BC M T MARTIN, 3-1-1-1-2, ACRES 0.174; A0963BC M T MARTIN, 3-1, ACRES 1.443

If approved, the applicant intends to develop a commercial warehouse building on the property.

Comprehensive Plan Analysis

- □ Located within Killeen Development
 Zone #8.
- 'Neighborhood Commercial' promotes:
 up to 100% non-residential
 up to 25% residential uses



Comprehensive Plan Analysis

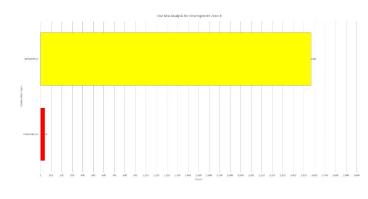
Approximate current land use mix:

- □ 1% non-residential uses
- □ 99% residential uses

Approximate Zoning districts (excluding special districts)

- 15% agricultural
- □ 15% non-residential zoning districts
- □ 41% residential zoning districts
- □ 29% Special districts*





Comprehensive Plan Analysis

- This request is consistent with 'Neighborhood Commercial' designation on the FLUM.
- The request supports or furthers the following 2022 Comprehensive Plan recommendations:
 - LU1 Use place types and complete neighborhoods as building blocks
 - □ LU3 Encourage incremental evolution of neighborhoods
 - **NH4** Build complete neighborhoods

View of the subject property looking west:



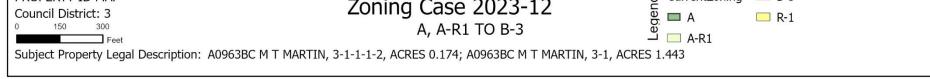
View of the surrounding property to the north:



Public Notification

- □ Staff notified fourteen (14) surrounding property owners regarding this request.
- Of those notified, five (5) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and two (2) reside outside of Killeen.
- □ To date, staff has received zero (0) written responses regarding this request.





Alternatives

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

Staff Recommendation

- Staff finds that the request is consistent with the recommendations of the 2022 Comprehensive Plan, as indicated in the Comprehensive Plan Analysis.
- The request is consistent with the adjacent properties to the north and south, and is consistent with the Future Land Use Map.
- □ Therefore, staff recommends approval of the applicant's request to rezone the property to "B-3" (Local Business District).

Commission Recommendation

At their regular meeting on April 3, 2023, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 7 to 0.