



CASE #Z21-35: “B-3” TO “B-5”

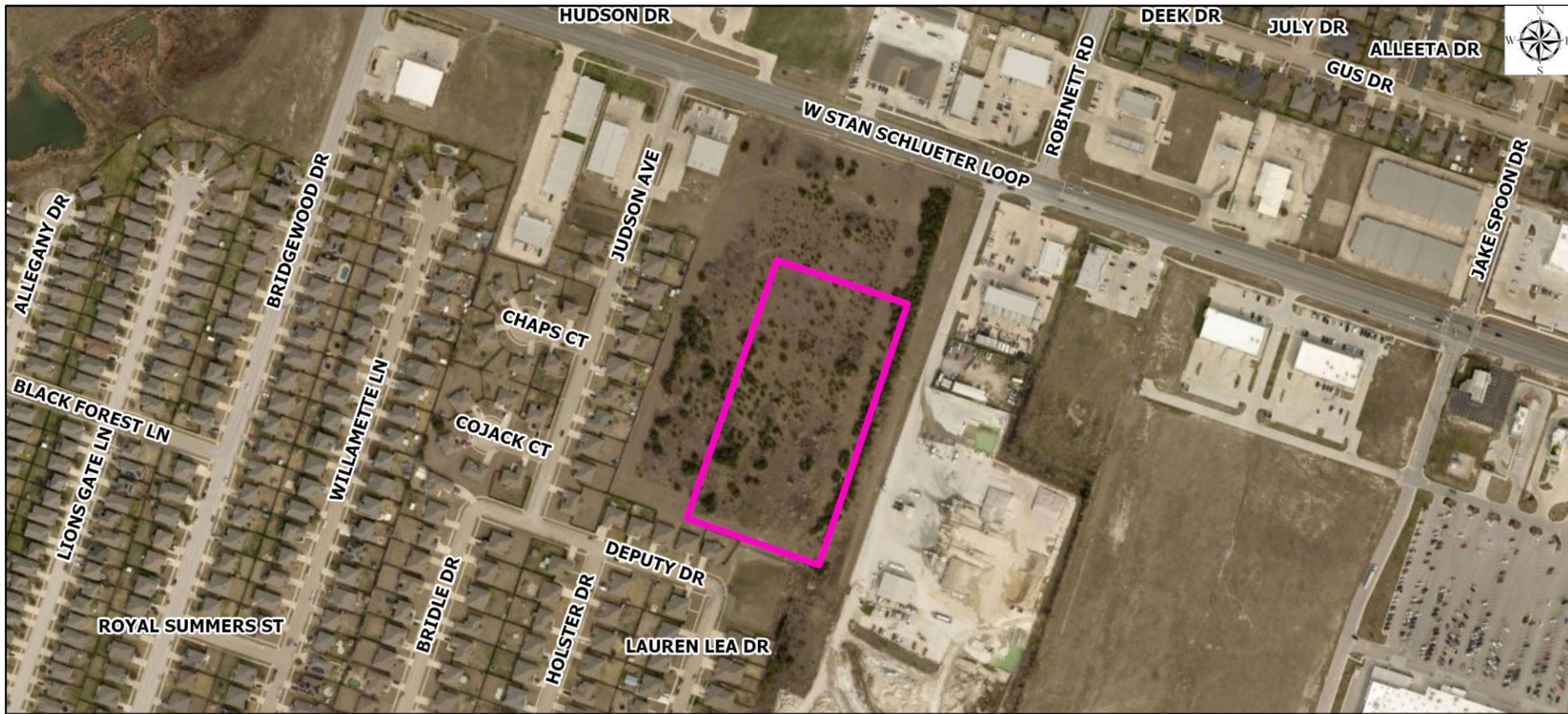
PH-21-069

December 7, 2021

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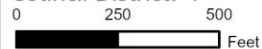
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- ❑ **HOLD** a public hearing and consider a request submitted by Mitchell & Associates, Inc., on behalf of Yong Ko (**Case #Z21-35**), to rezone approximately 5.529 acres out of a 6.862 tract of land, out of the J. E. Maddera Survey, Abstract No. 600 from “B-3” (Local Business District) to “B-5” (Business District).
- ❑ The property is addressed as 4000 W. Stan Schlueter Loop, Killeen, Texas.



Attachment #3

Council District: 4



Subject Property Legal Description: PT OF 4000 W STAN SCHLUETER LOOP

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Legend

 Citylimits

 Zoning Case

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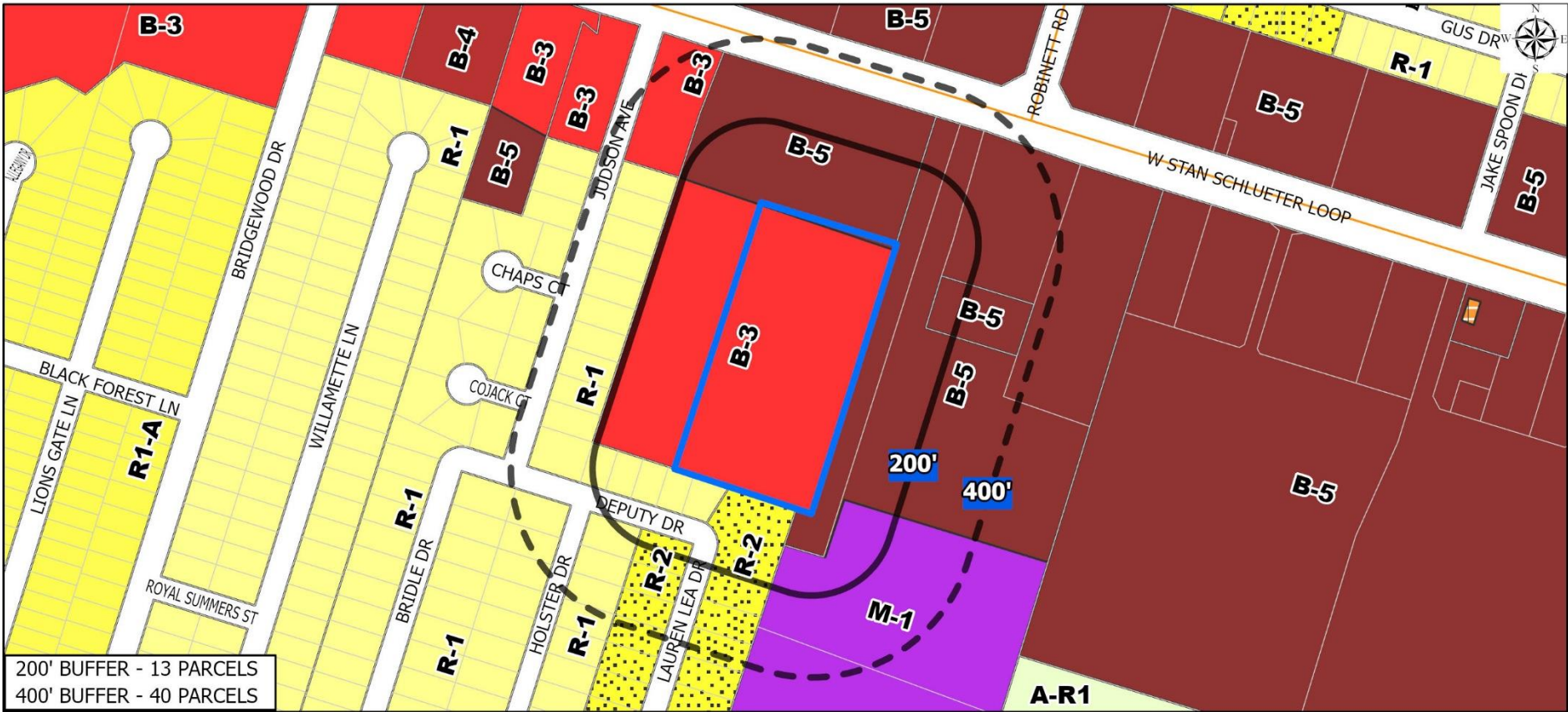
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- The subject property is designated ‘General Commercial (GC) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The ‘General Commercial’ (GC) designation encourages the following development types:
 - ▣ Wide range of commercial retail and service uses at varying scales and intensities;
 - ▣ Office (both large and/or multi-story buildings and small-scale office uses);
 - ▣ Public/ institutional; or
 - ▣ Parks and public spaces.

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- Staff finds that the request is consistent with the Future Land Use Map (FLUM) of the Comprehensive Plan.
- If approved, the applicant intends to develop a mini-storage facility and/or a storage for boats and RVs.
- The property is not within any FEMA regulatory Special Flood Hazard Area (SFHA).



Attachment #4

Zoning Map

Council District: 4

Subject Property Legal Description: PT OF 4000 W STAN SCHLUETER LOOP

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View of the subject property looking north:



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Adjacent property to the south:



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Adjacent property to the east:



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Adjacent property to the north:



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- ❑ Staff notified thirty-nine (39) surrounding property owners regarding this request.
- ❑ Of those property owners notified, twenty-seven (27) properties are located outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and eleven (11) reside outside of Killeen.
- ❑ To date, staff has received one (1) written response in opposition regarding this request.

Alternatives

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- ❑ 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 Recommendation

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- ❑ Staff recommends disapproval of the applicant's request to rezone the property from "B-3" (Local Business District) to "B-5" (Business District) as presented.
- ❑ Staff finds that the requested "B-5" (Business District) is incompatible with the existing "R-1" (Single Family Residential District) and "R-2" (Two Family Residential District) development abutting the subject property to the south.

Commission Recommendation

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- At their regular meeting on November 15, 2021, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 3 to 1 with Commissioner Sabree in opposition.
- Commissioner Sabree noted concerns regarding the lighting and the distance of the proposed facility to the adjacent homes.