



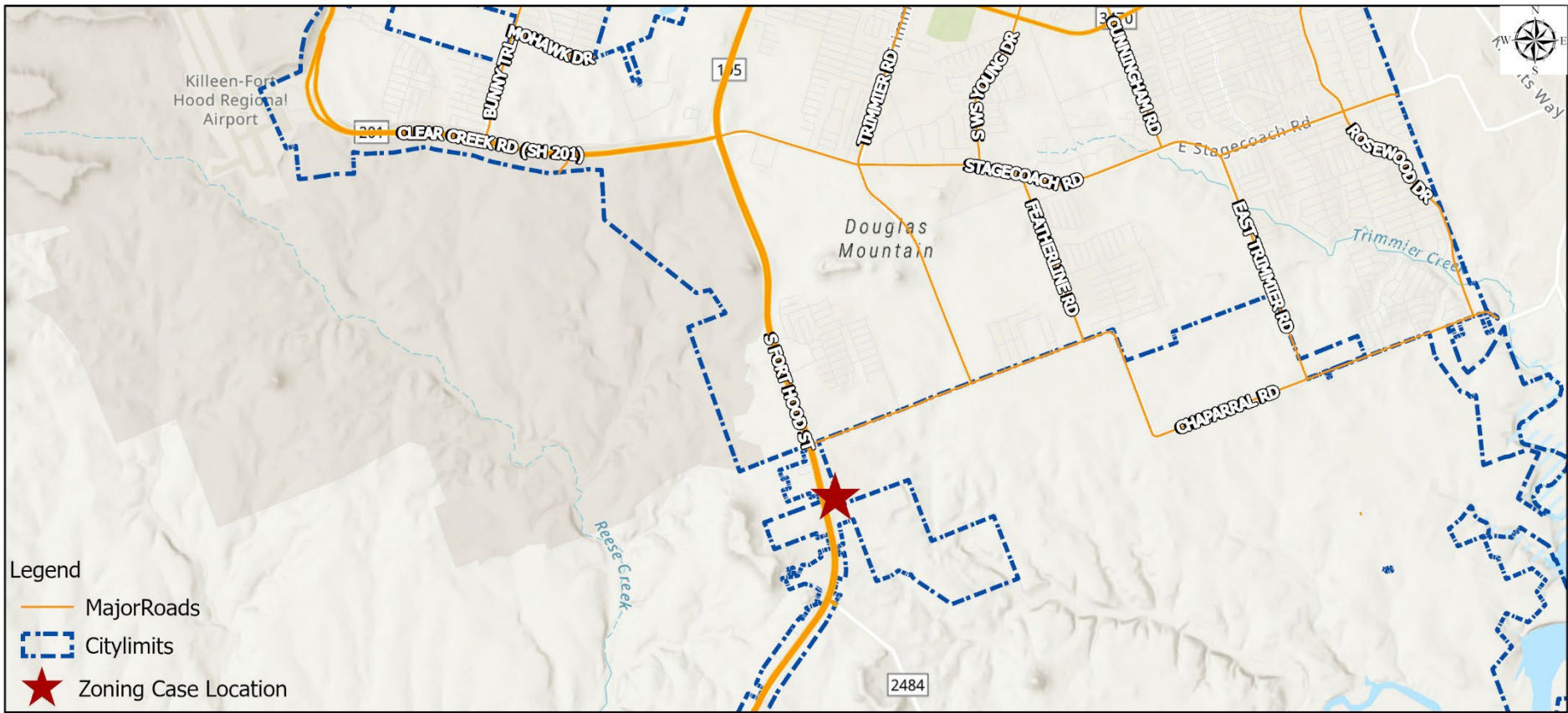
CASE #Z22-21: “A” & “B-3” TO “B-5”

PH-22-039

May 17, 2022

## Case #Z22-21: “A” & “B-3” to “B-5”

- ❑ **HOLD** a public hearing and an ordinance requested by All County Surveying, Inc., on behalf of Joel Barton (**Case #Z22-21**), to rezone approximately 3.583 acres out of the Richard A. McGee Survey, Abstract No. 561, from “A” (Agricultural District) & “B-3” (Local Business District) to “B-5” (Business District).
- ❑ The property is locally addressed as 12176 S. Fort Hood Street, Killeen, Texas.



LOCATION MAP  
Council District: 3

## Zoning Case 2022-21

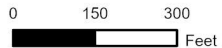
### A AND B-3 TO B-5

Subject Property Legal Description: A0561BC R A MCGEE, ACRES 2.0 AND A0561BC R A MCGEE, ACRES 1.58



## AERIAL MAP

Council District: 3



Subject Property Legal Description: A0561BC R A MCGEE, ACRES 2.0 AND A0561BC R A MCGEE, ACRES 1.58

## Zoning Case 2022-21 A AND B-3 TO B-5

### Legend

 Citylimits

 Zoning Case 2022

# Case #Z22-21: “A” & “B-3” to “B-5”

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- If approved, the applicant intends to develop a boat and recreational vehicle storage facility on the site.
- The request to rezone the property is inconsistent with the Future Land Use Map (FLUM) of the Comprehensive Plan. However, the applicant submitted a concurrent request to amend the Future Land Use Map (FLUM) from ‘Industrial’ (I) to ‘General Commercial’ (GC).

# Case #Z22-21: “A” & “B-3” to “B-5”

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- ❑ This property is designated as ‘Industrial’ (I) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- ❑ The ‘Industrial’ (I) designation encourages the following development types:
  - ▣ Heavy and light industrial activities;
  - ▣ Heavy commercial;
  - ▣ Office uses accessory to a primary industrial use; and
  - ▣ Public/institutional.

# Case #Z22-21: “A” & “B-3” to “B-5”

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- If approved, 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; and
  - ▣ Parks and public spaces.

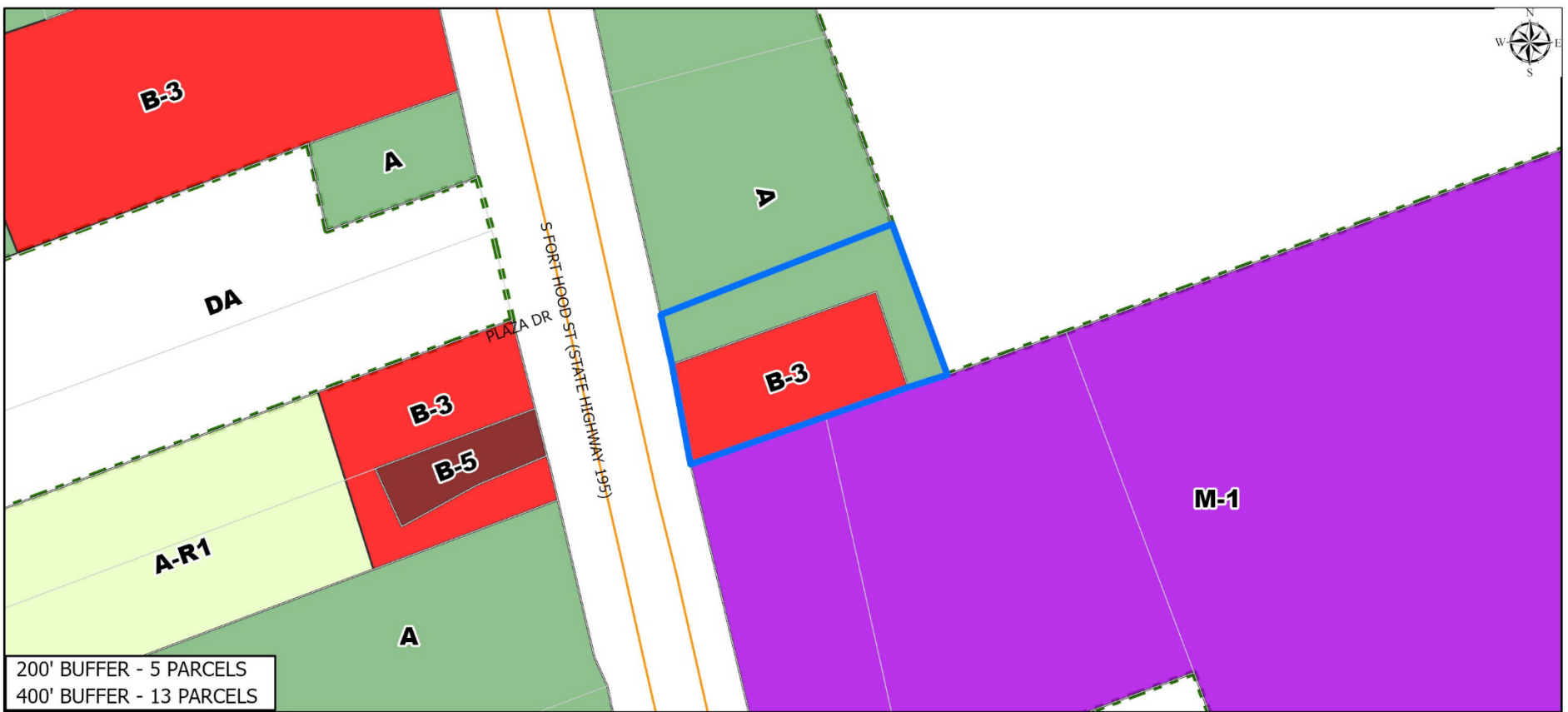


# Case #Z22-21: “A” & “B-3” to “B-5”

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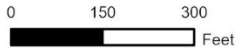
- The properties are not within any FEMA regulatory Special Flood Hazard Area (SFHA). There are no other known wetland areas on or adjacent to the properties as identified on the National Wetlands Inventory.





200' BUFFER - 5 PARCELS  
400' BUFFER - 13 PARCELS

ZONING MAP  
Council District: 3



Subject Property Legal Description: A0561BC R A MCGEE, ACRES 2.0 AND A0561BC R A MCGEE, ACRES 1.58

# Zoning Case 2022-21

## A AND B-3 to B-5

# Case #Z22-21: “A” & “B-3” to “B-5”

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View of the subject property looking east (from S. Fort Hood St):



# Case #Z22-21: “A” & “B-3” to “B-5”

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View of the subject property looking north:



# Case #Z22-21: “A” & “B-3” to “B-5”

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View of the adjacent property to the north, zoned “A”:





# Case #Z22-21: “A” & “B-3” to “B-5”

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View of the adjacent property to the south (Killeen Transfer Station), zoned “M-1”:



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View of the property to the west (across S. Fort Hood St.), zoned “B-3”:



# Case #Z22-21: “A” & “B-3” to “B-5”

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View of the property to the west (across S. Fort Hood St.), zoned “B-5”:

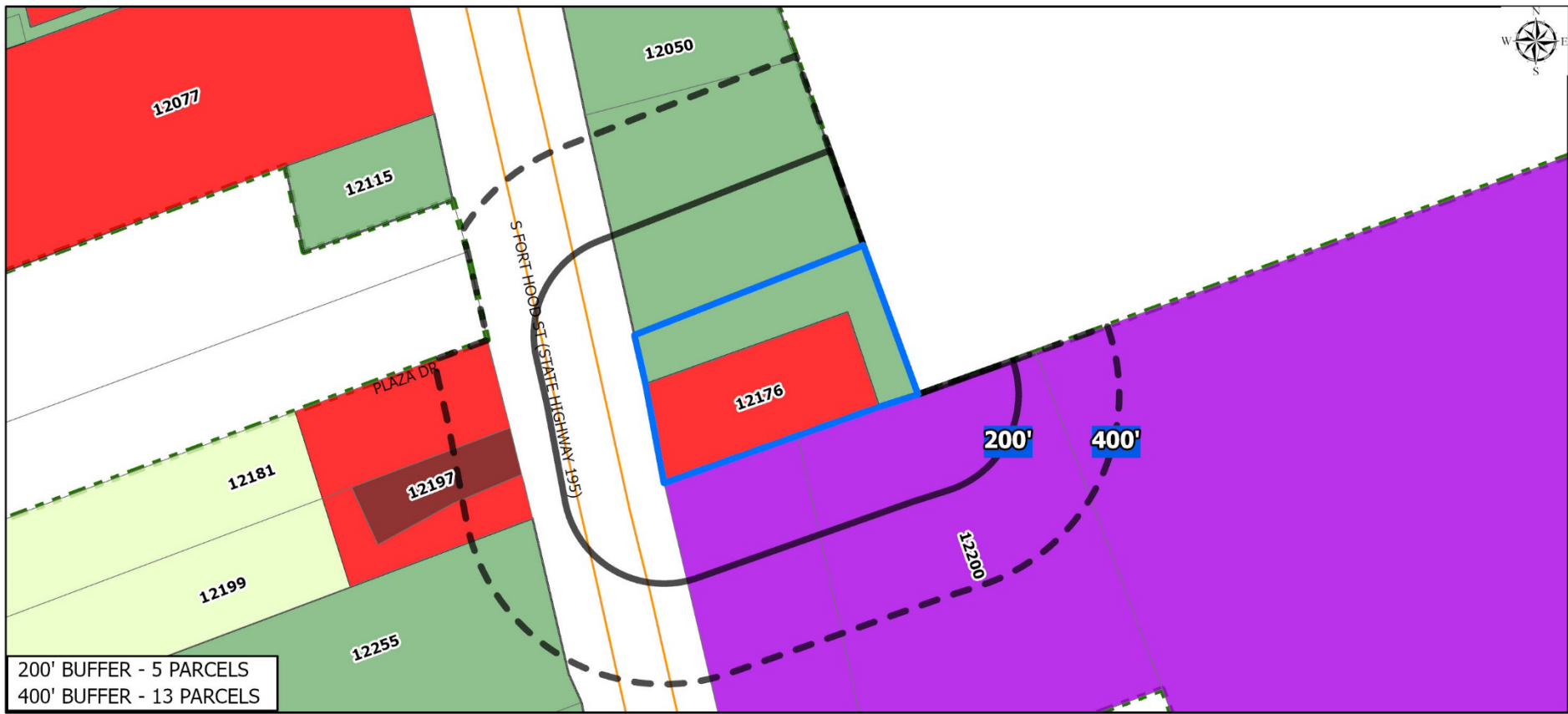




# Public Notification

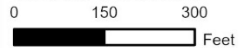
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- ❑ Staff notified eleven (11) surrounding property owners regarding this request.
- ❑ Of those notified, eight (8) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and two (2) property owners reside outside of Killeen.
- ❑ To date, staff has received no written responses regarding this request.



## NOTIFICATION MAP

Council District: 3



Subject Property Legal Description: A0561BC R A MCGEE, ACRES 2.0 AND A0561BC R A MCGEE, ACRES 1.58

## Zoning Case 2022-21

### A AND B-3 TO B-5

Legend

Current Zoning

A

A-R1

B-3

B-5

M-1

# Alternatives

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

# Staff Findings

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- Staff finds that the request is compatible with the surrounding land uses and prevailing community character.
- The property immediately to the south of the subject property is the Killeen Transfer Station.

# Staff Recommendation

- Given the frontage on S. Fort Hood St. and the character of the adjacent land uses, staff finds that “B-5” (Business District) is appropriate in this location.
- Therefore, staff recommends approval of the applicant’s request to rezone the property from “A” (Agricultural District) and “B-3” (Local Business District) to “B-5” (Business District) as presented.

# Commission Recommendation

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- At their regular meeting on April 18, 2022, the Planning and Zoning Commission recommended approval of “B-3” (Local Business District) with a Conditional Use Permit (CUP) for a boat and recreational vehicle storage facility by a vote of 6 to 0.