



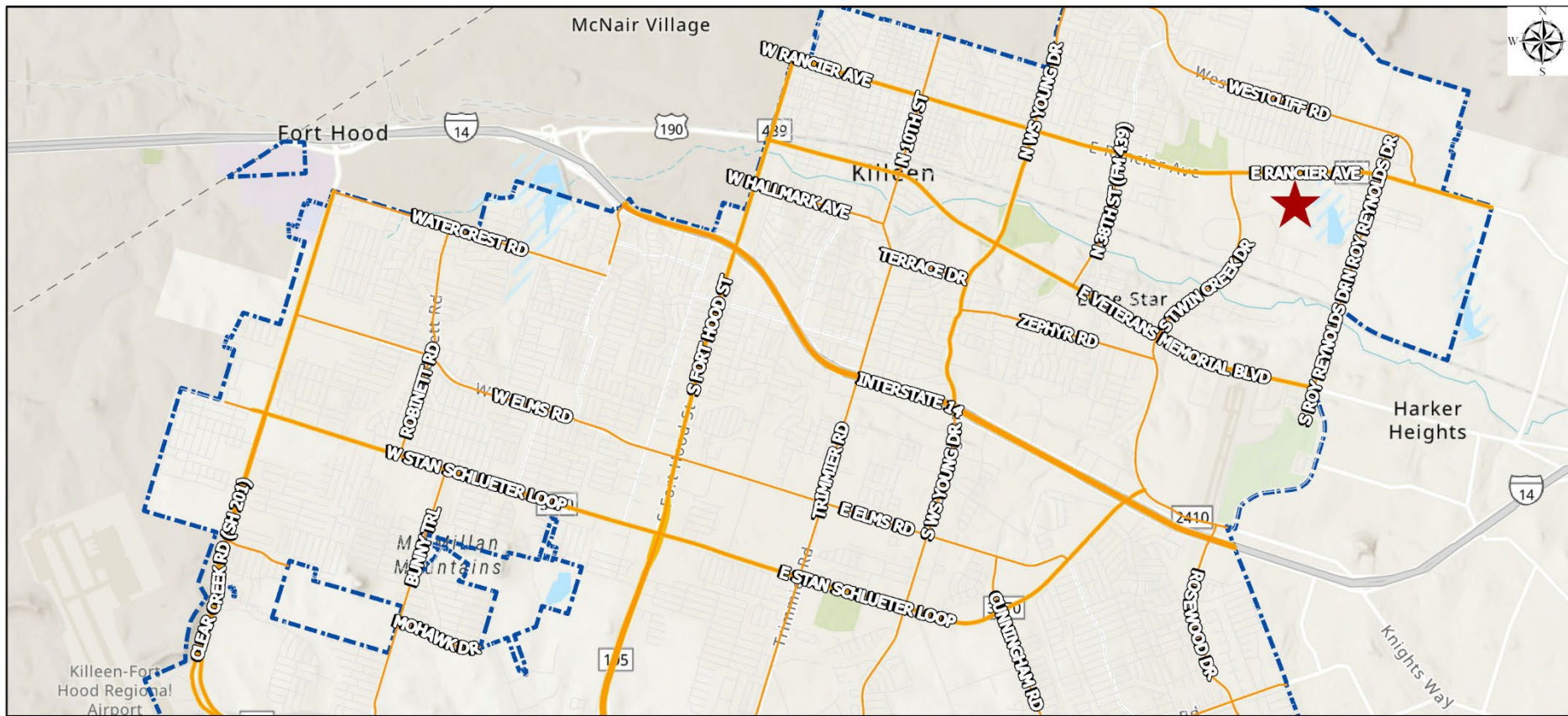
CASE #Z22-22: “B-3” TO “B-5”

PH-22-040

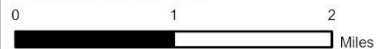
May 17, 2022

Case #Z22-22: “B-3” to “B-5”

- ❑ **HOLD** a public hearing and consider an ordinance requested by Juli Bryan on behalf of Z-Modular, LLC (**Case #Z22-22**), to rezone approximately 16.038 acres out of the J.S. Wilder Survey, Abstract No. 912, from “B-3” (Local Business District) to “B-5” (Business District).
- ❑ The property is locally addressed as 4800 E. Rancier Avenue, Killeen, Texas.



LOCATION MAP
Council District: 1



Subject Property Legal Description: PART OF WOODS HEALTH CARE ADDITION, BLOCK 001, LOT 0001, ACRES 42.362

Zoning Case 2022-22

B-3 TO B-5

Legend

— Major Roads

--- City Limits

★ Zoning Case Location



AERIAL MAP

Council District: 1

0 200 400
Feet

Zoning Case 2022-22 B-3 TO B-5

Subject Property Legal Description: PART OF WOODS HEALTH CARE ADDITION, BLOCK 001, LOT 0001, ACRES 42.362

Legend

 Citylimits

 Zoning Case 2022

Case #Z22-22: “B-3” to “B-5”

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- If approved, the applicant intends to use the property for temporary storage of inventory. Assembled modules will be stored on the site before transportation to final construction sites across North America.
- The subject property is designated as ‘General Commercial’ (GC) on the Future Land Use Map (FLUM) of the Comprehensive Plan.

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- 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.
- This request is consistent with the Future Land Use Map (FLUM) of the Comprehensive Plan.

Staff Findings

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- ❑ To the north of the subject property is the Bell County Juvenile Services facility, which is accessed via Rancier Ave.
- ❑ To the south of the subject property is the existing Z-Modular facility.
- ❑ To the east is the Soil Conservation Service Site 7 Reservoir, which is administered by the Central Texas Soil & Water Conservation District.
- ❑ To the west is undeveloped land zoned “B-3”.

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- The property is not within any FEMA regulatory Special Flood Hazard Area (SFHA).
- The adjacent property to the east has a freshwater pond, which is associated with Caprice Ditch, as identified on the National Wetlands Inventory.



200' BUFFER - 6 PARCELS
400' BUFFER - 7 PARCELS

FLOODWAY MAP

Council District: 1

0 312.5 625

Feet

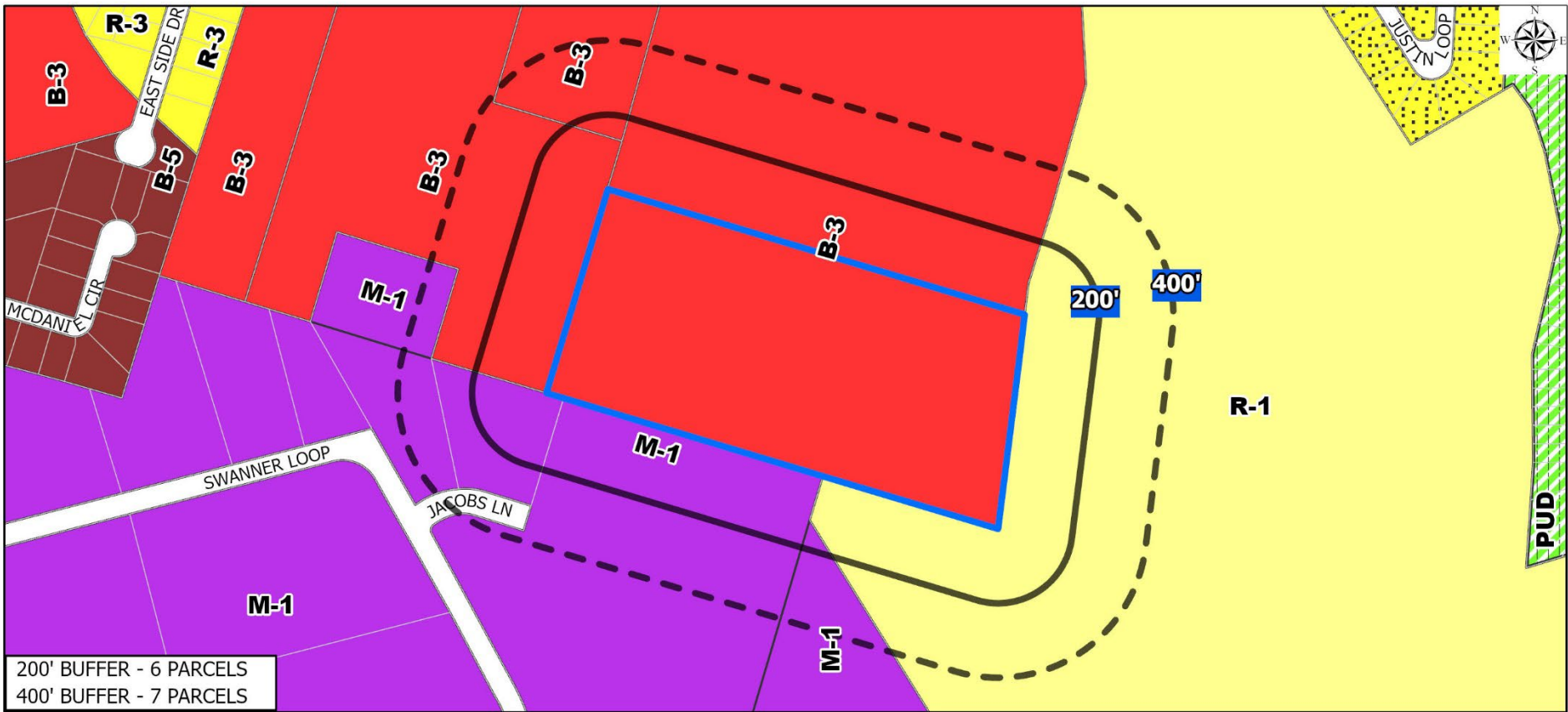
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Zoning Case 2022-22

B-3 to B-5

Legend

- Creeks
- FEMA Floodway
- FEMA Plain



Case #Z22-22: “B-3” to “B-5”

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View of the subject property looking south:



Case #Z22-22: “B-3” to “B-5”

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Adjacent property to the south (Z-Modular), zoned “M-1”:



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Adjacent property to the southwest, zoned “M-1”:



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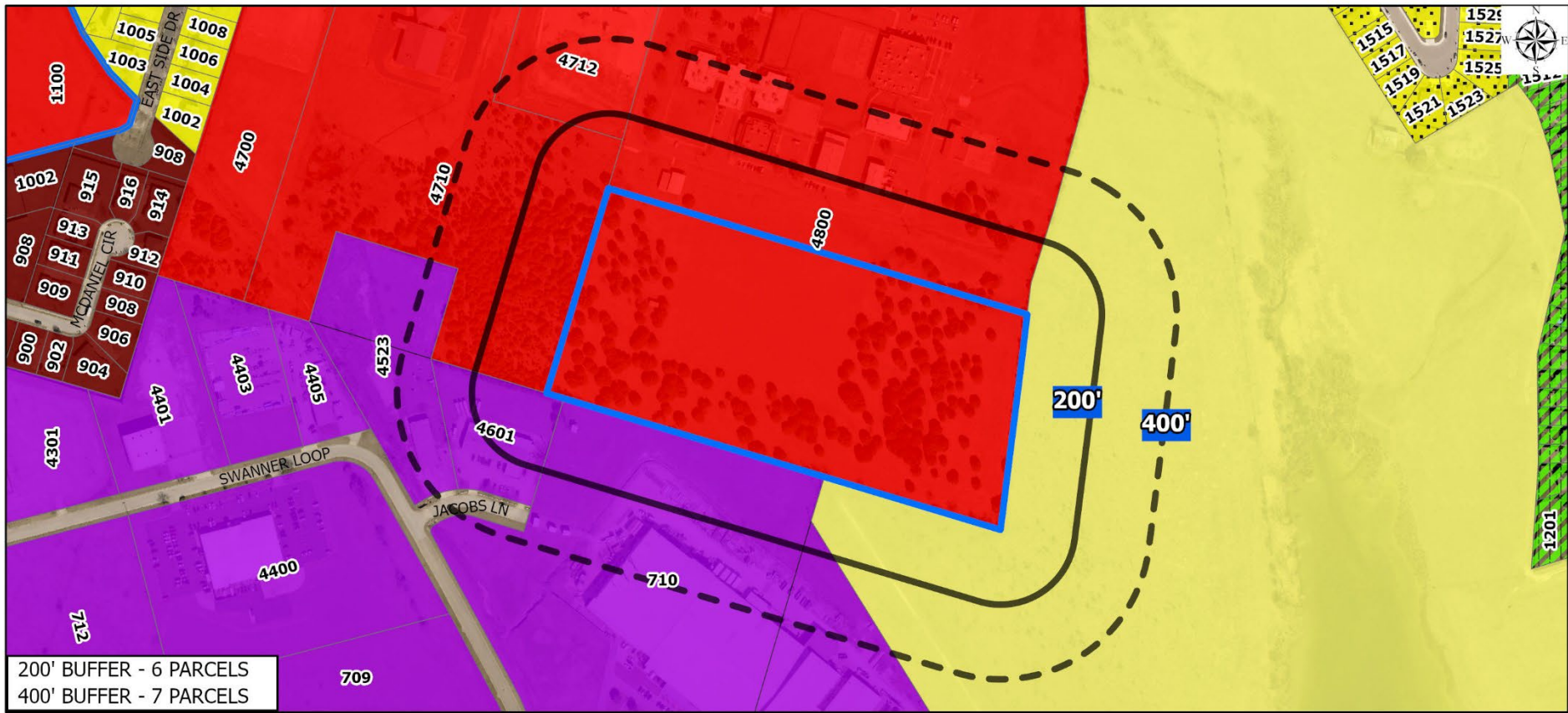
Adjacent property to the north (Bell County Juvenile Services), zoned “B-3”:



Public Notification

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- ❑ Staff notified seven (7) surrounding property owners regarding this request.
- ❑ Of those notified, one (1) resides outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and six (6) property owners reside outside of Killeen.
- ❑ To date, staff has received no written responses regarding this request.



NOTIFICATION MAP

Council District: 1



Subject Property Legal Description: PART OF WOODS HEALTH CARE ADDITION, BLOCK 001, LOT 0001, ACRES 42.362

Zoning Case 2022-22 B-3 TO B-5

Legend

Current Zoning

B-3

B-5

M-1

PUD

R-1

R-2

R-3

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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- The property to the east, although zoned residential, is the Soil Conservation Service Site 7 Reservoir, which is administered by the Central Texas Soil & Water Conservation District.
- Therefore, staff finds that this area is unlikely to develop as residential.

Staff Findings

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- ❑ The subject property has no access, except through the existing County facility.
- ❑ In the absence of the County's need to expand their Juvenile Services facilities, staff finds that the only reasonable use of the property is for the existing business to the south (Z-Modular) to expand northward.
- ❑ Staff is of the determination that the subject property is appropriately situated for the expansion of Z-Modular's existing business.

Staff Recommendation

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- Therefore, 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

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- At their regular meeting on April 18, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 5 to 0.