



ZONING CASE #Z20-27: “B-3” TO “B-4”

PH-21-005

January 5, 2021

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- ❑ **HOLD** a public hearing and consider a request submitted by Catalino Hernandez (**Case #Z20-27**) to rezone Lot Pt. 6, 7, Block 6, North Side Addition, from “B-3” (Local Business District) to “B-4” (Business District).
- ❑ The property is addressed as 1401 N. 8th Street, Killeen, Texas.

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- ❑ The subject property is currently a vacated building. The applicant is proposing an Auto Repair Shop.
- ❑ The property is not within a FEMA flood hazard area.
- ❑ The surrounding properties are all commercially zoned.
 - ▣ To the north, south, and east are commercial properties zoned “B-3” (Local Business District).
 - ▣ Immediately adjacent to the west is a “B-5” (Business District) lot.



Attachment #3
Council District: 1
FROM: B-3 TO B-4

1 inch = 33 feet

Subject Property Legal Description: NORTH SIDE ADDITION, BLOCK 006, LOT PT 6, 7, (E 1/2 OF 6 & 7)

Zoning Map

Zoning Case 2020-27

Legend

 Citylimits

 Zoning Case 2020

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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.



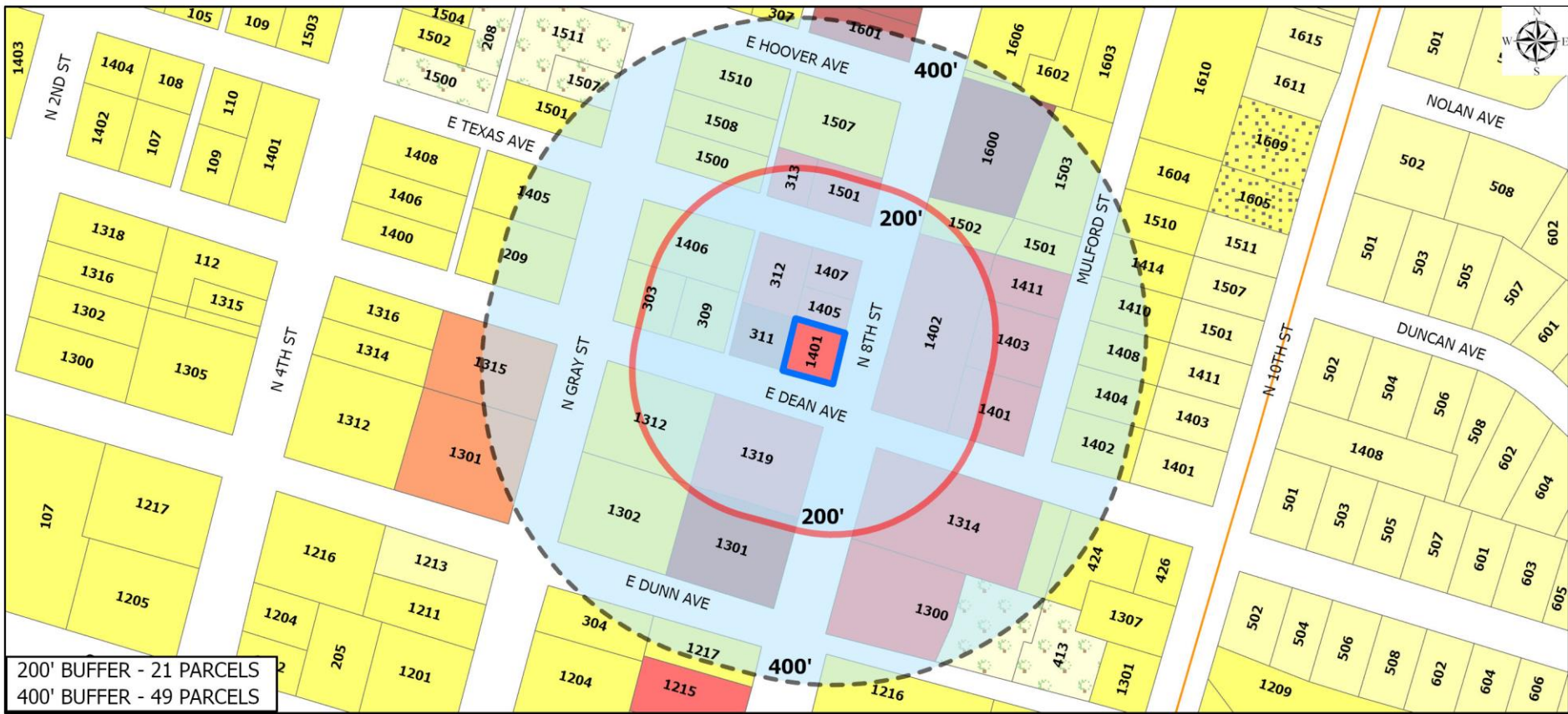




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- Staff notified forty-eight (48) surrounding property owners regarding this request. Of those:
 - ▣ Twenty-five (25) property owners reside outside of Killeen; and
 - ▣ Twenty-seven (27) of the forty-eight (48) notified are outside of the 200-foot notification boundary required by the State but within the 400-foot notification boundary required by Council.
- To date, no responses have been received in support or opposition.



Attachment #2

Council District: 1

FROM: B-3 TO B-4

1 inch = 213 feet

Subject Property Legal Description: NORTH SIDE ADDITION, BLOCK 006, LOT PT 6, 7, (E 1/2 OF 6 & 7)

Zoning Map

Zoning Case 2020-27

Legend

Current Zoning

CODE

B-3

B-4

B-5

B-DC

B-1

R-2

R-3

RMH

Alternatives

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- ❑ 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.

Recommendation

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- ❑ At their meeting on December 21, 2020, the Planning and Zoning Commission recommended approval of the request by a vote of 6 to 0.