



CASE #Z22-33: “M-1” TO “R-MP”

PH-22-063

August 2, 2022

## Case #Z22-33: “M-1” to “R-MP”

- ❑ **HOLD** a public hearing and consider an ordinance requested by Grady Watson on behalf of Lowans Pilkey (**Case #Z22-33**) to rezone approximately 0.44 acres out of 13.16 acres from the A. Dickson Survey Abstract No. 0266 from “M-1” (Manufacturing District) to “R-MP” (Mobile Home and Travel Trailer Park).
- ❑ The property is locally addressed as 112 S. 38<sup>th</sup> Street, Killeen, Texas.





AERIAL MAP

Council District: 1



Subject Property Legal Description: PART OF A0266BC A DICKSON, 710-87-1 ACRES 13.16

# Zoning Case 2022-33

## M-1 TO R-MP

Legend

 Citylimits

 Zoning Case

## Case #Z22-33: “M-1” to “R-MP”

5

- If approved, the applicant intends to remove the existing manufactured home on the property and replace it with a newer 2018 manufactured home measuring 28 ft. x 56 ft.
- The property is designated as ‘General Residential’ (GR) on the Future Land Use Map (FLUM) of the Comprehensive Plan.

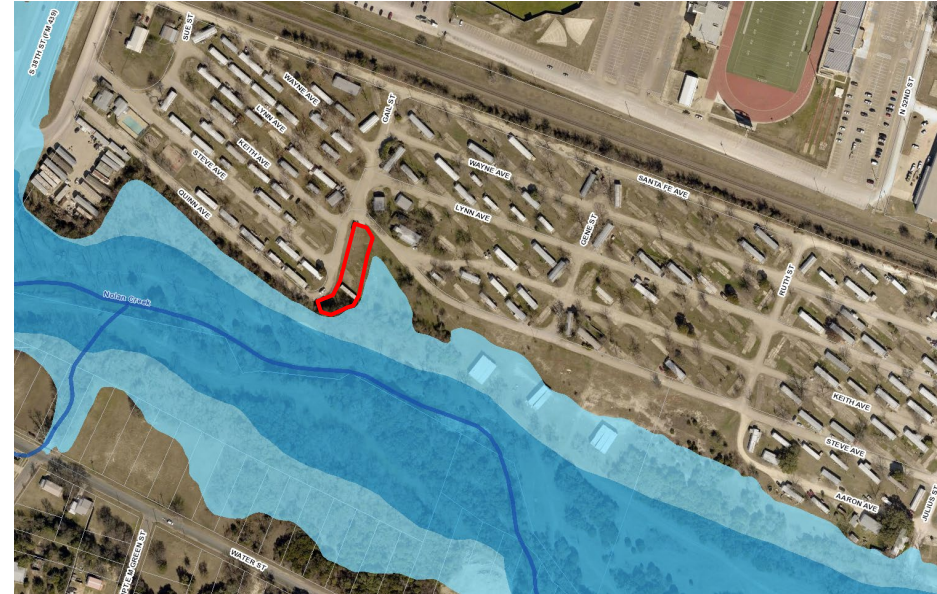
# Case #Z22-33: “M-1” to “R-MP”

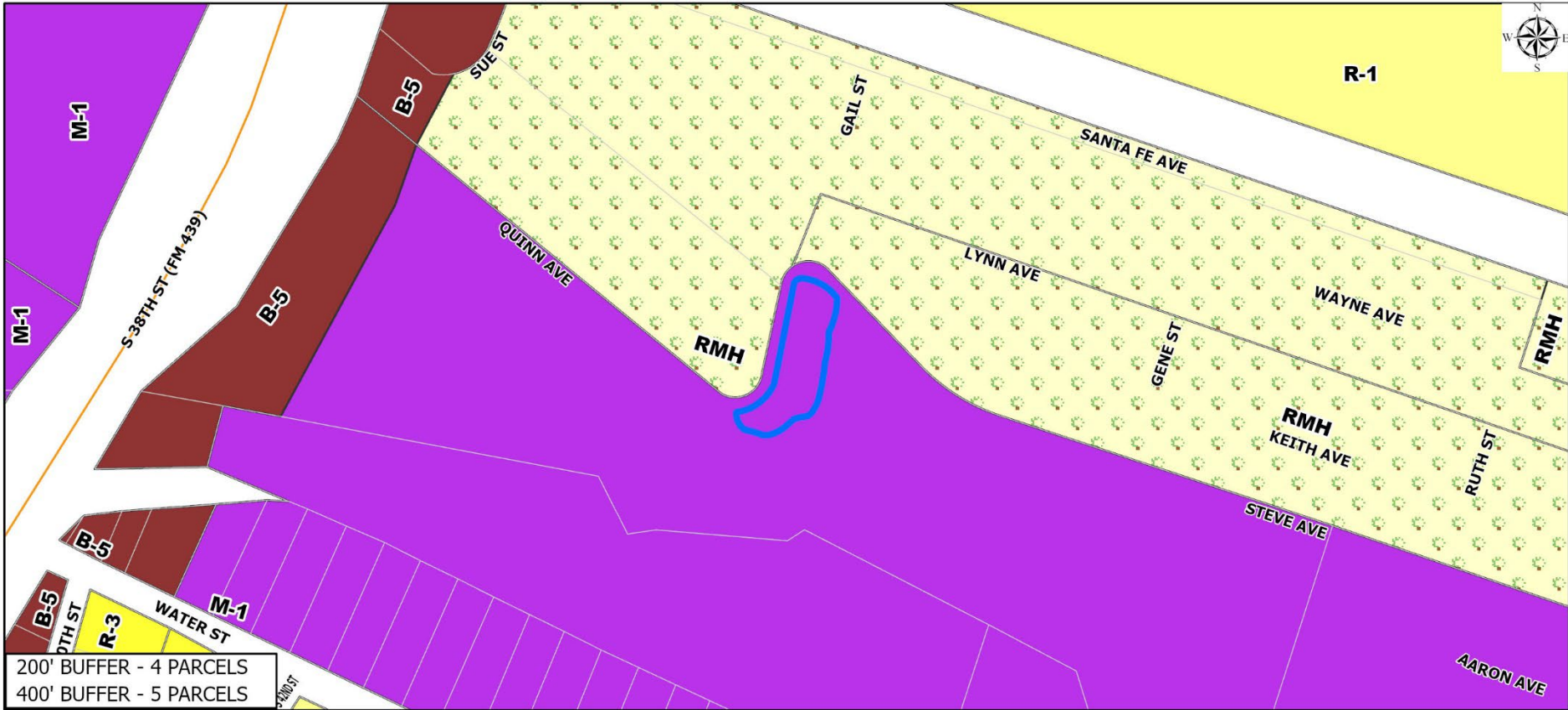
- The ‘General Residential’ (GR) designation encourages the following development types:
  - ▣ Detached residential dwellings as a primary focus;
  - ▣ Attached housing types subject to compatibility and open space standards (e.g., duplexes, townhomes, patio homes);
  - ▣ Planned developments, potentially with a mix of housing types and varying densities, subject to compatibility and open space standards;
  - ▣ Public/institutional; or
  - ▣ Parks and public spaces.

# Case #Z22-33: “M-1” to “R-MP”

7

- Most of the property is within the FEMA regulatory Special Flood Hazard Area (SFHA) for Nolan Creek. There is riverine habitat located on the property, as identified on the National Wetlands Inventory.





200' BUFFER - 4 PARCELS  
 400' BUFFER - 5 PARCELS

ZONING MAP  
 Council District: 1  
 0 100 200  
 Feet

## Zoning Case 2022-33

### M-1 TO R-MP

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# Case #Z22-33: “M-1” to “R-MP”

9

View of the subject property looking southeast:



# Case #Z22-33: “M-1” to “R-MP”

10

View of the subject property looking south:



# Case #Z22-33: “M-1” to “R-MP”

11

View of the surrounding property to the west:



# Case #Z22-33: “M-1” to “R-MP”

12

View of the surrounding property to the north:



# Public Notification

- Staff notified five (5) surrounding property owners regarding this request.
- Of those notified, one (1) 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.



# Alternatives

15

- ❑ 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

- Staff finds that the applicant's request is compatible with the surrounding land uses and consistent with the prevailing community character. Staff finds that the requested zoning will have no negative impact on the surrounding properties.
- The subject property is located adjacent to an existing manufactured home park, which is zoned "RMH" (Mobile Home District). Additionally, the subject property is located on a private street (Gail Street) and is not visible from any public rights-of-way.



# Staff Recommendation

- Staff recommends approval of the applicant's request to rezone the property from "M-1" (Manufacturing District) to "R-MP" (Mobile Home and Travel Trailer Park).

# Commission Recommendation

- At their special meeting on July 11, 2022, the Planning and Zoning Commission recommended approval of the applicant's request with conditions by a vote of 7 to 0.