



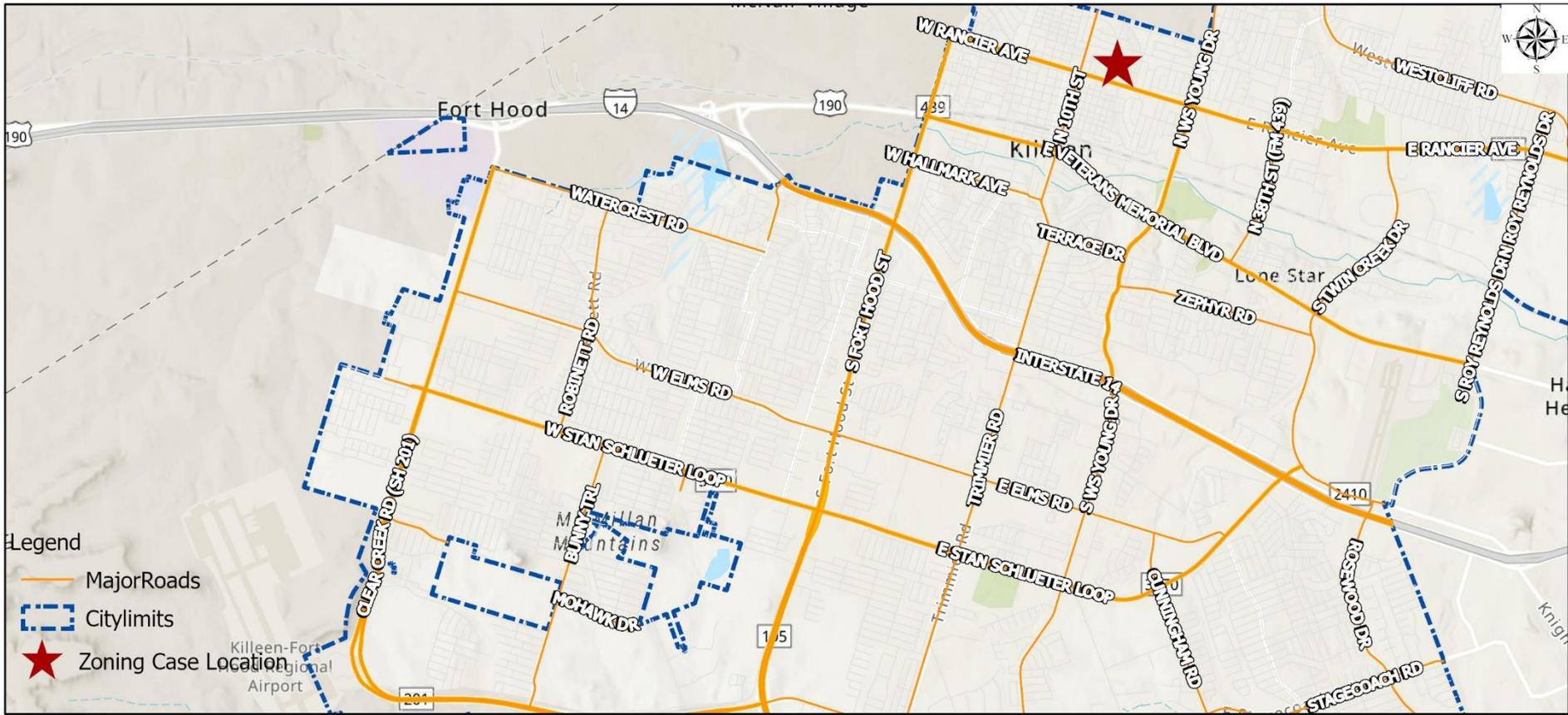
**CASE #Z22-14: “B-5” TO “R-1”**

**PH-22-024**

**April 5, 2022**

## Case #Z22-14 – “B-5” to “R-1”

- ❑ **HOLD** a public hearing and consider an ordinance requested by Edward McIntyre on behalf of Gurunath Vadamudala (**Case #Z22-14**) to rezone approximately 0.11 acres out of the Holder Addition Block 1, Lot 2, from “B-5” (Local Business District) to “R-1” (Residential Single-Family District).
- ❑ The property addressed as 1118 18th Street, Killeen, Texas.



Attachment #2

Location Map

Council District: 1

Subject Property Legal Description: HOLDER ADDITION, BLOCK 001, LOT 1, PT 2, (N 10' OF 2)

## Zoning Case 2022-14

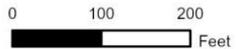
B-5 TO R-1





Attachment #3

Council District: 1



Subject Property Legal Description: HOLDER ADDITION, BLOCK 001, LOT 1, PT 2, (N 10' OF 2)

# Zoning Case 2022-14

B-5 TO R-1

Legend

 Citylimits

 Zoning Case 2022

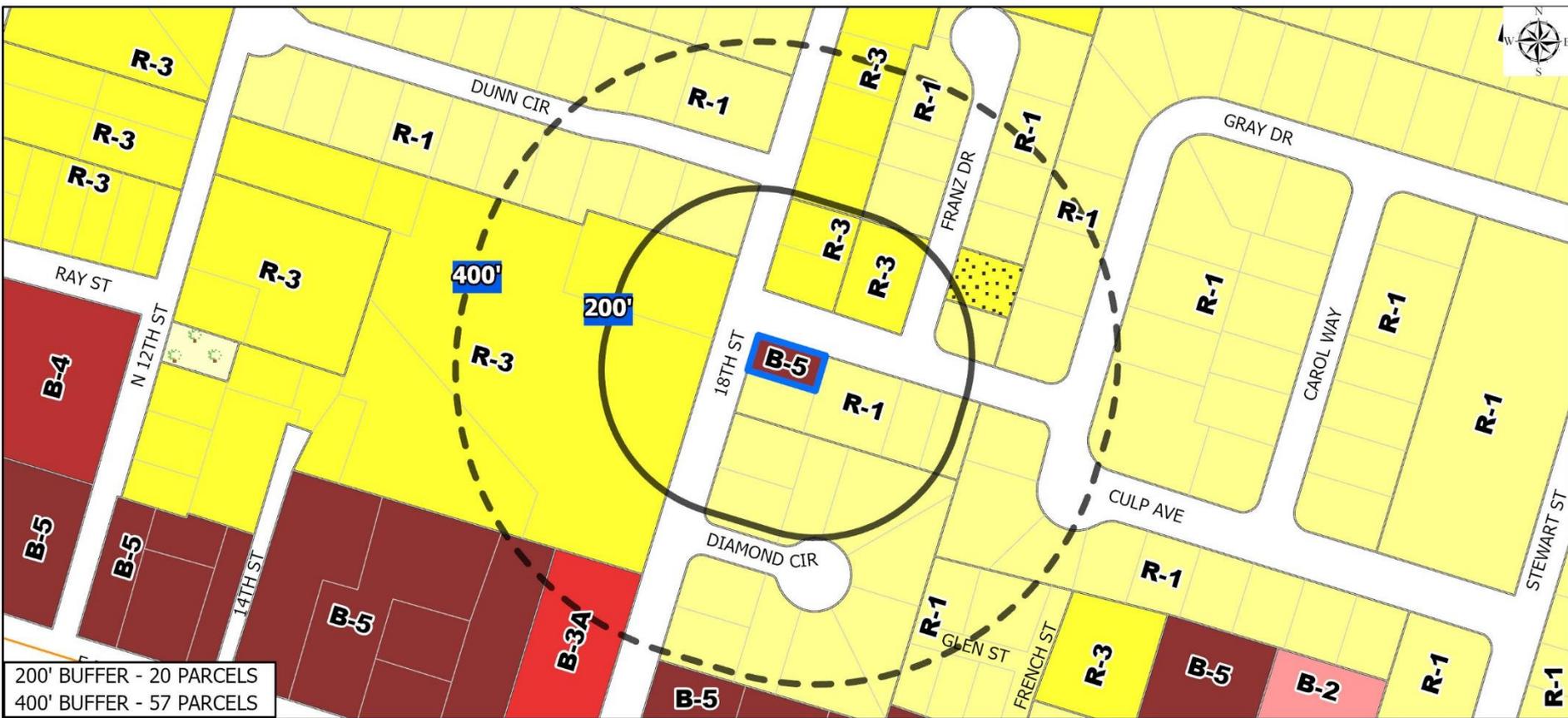
# Case #Z22-14 – “B-5” to “R-1”

- This request is consistent with the Future Land Use Map (FLUM) of the Comprehensive Plan.
- This property is designated as ‘General Residential (GR) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- If approved, the applicant intends to develop a single-family home on the property.

# Case #Z22-14 – “B-5” to “R-1”

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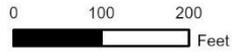
- The ‘General Residential’ (GR) designation encourages the following development types:
  - ▣ Detached residential dwellings as a primary focus.
  - ▣ Attached housing types subject to compatibility and open space standards (e.g., duplexes, townhomes, patio homes)
  - ▣ Planned developments, potentially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



Attachment #4  
Zoning Map  
Council District: 1  
Subject Property Legal Description: HOLDER ADDITION, BLOCK 001, LOT 1, PT 2, (N 10' OF 2)

# Zoning Case 2022-14

## B-5 TO R-1



# Case #Z22-14 – “B-5” to “R-1”

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

# Case #Z22-14 – “B-5” to “R-1”

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View of the subject property looking east:



# Case #Z22-14 – “B-5” to “R-1”

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Surrounding property to the north (across Culp Ave):



# Case #Z22-14 – “B-5” to “R-1”

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Surrounding property to the south:



# Case #Z22-14 – “B-5” to “R-1”

12

Surrounding property to the east:



# Public Notification

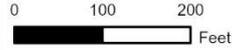
- Staff notified fifty-seven (57) surrounding property owners regarding this request.
- Of those notified, thirty-seven (37) properties are located outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and seventeen (17) property owners reside outside of Killeen.
- To date, staff has received no written responses regarding this request.



200' BUFFER - 20 PARCELS  
 400' BUFFER - 57 PARCELS

Attachment #1

Council District: 1



Subject Property Legal Description: HOLDER ADDITION, BLOCK 001, LOT 1, PT 2, (N 10' OF 2)

# Zoning Case 2022-14

## B-5 TO R-1

Legend		Current Zoning	
<span style="display:inline-block; width:15px; height:15px; background-color: #FFC0CB; border: 1px solid black;"></span> B-2	<span style="display:inline-block; width:15px; height:15px; background-color: #A52A2A; border: 1px solid black;"></span> B-5	<span style="display:inline-block; width:15px; height:15px; background-color: #FFFFE0; border: 1px solid black;"></span> R-2	<span style="display:inline-block; width:15px; height:15px; background-color: #FFFFE0; border: 1px solid black;"></span> R-3
<span style="display:inline-block; width:15px; height:15px; background-color: #FF6347; border: 1px solid black;"></span> B-3A	<span style="display:inline-block; width:15px; height:15px; background-color: #FFD700; border: 1px solid black;"></span> R-1	<span style="display:inline-block; width:15px; height:15px; background-color: #D3D3D3; border: 1px solid black;"></span> RMH	

# Alternatives

- ❑ 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

- The subject property is surrounded on all four sides by property that is zoned for residential use. Therefore, staff finds the applicant's request consistent with the surrounding land uses and prevailing community character.

# Staff Recommendation

- Staff recommends approval of the applicant's request to rezone the property from "B-5" (Business District) to "R-1" (Single-Family Residential District) as presented.

# Commission Recommendation

- ❑ At their regular meeting on March 7, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 8 to 0.