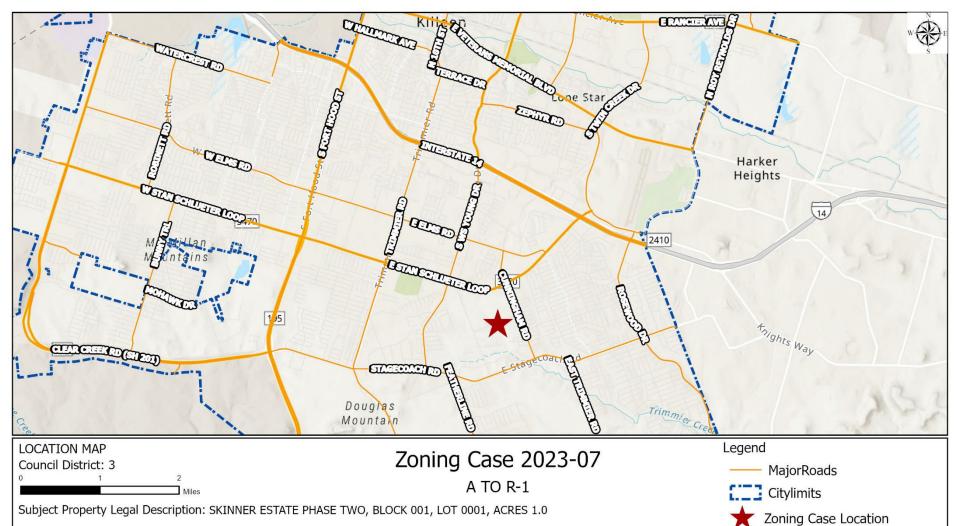
CASE #Z23-07: "A" TO "R-1"

April 18, 2023

- HOLD a public hearing and consider an ordinance requested by Mitchell & Associates, Inc., on behalf of Sandra and Ronnie Skinner (Case #Z23-07), to the rezone Lot 1, Block 1, Skinner Estate Phase Two, from "A" (Agricultural District) to "R-1" (Single-Family Residential District).
- The property is locally addressed as 3638 Love Rd, Killeen, Texas.





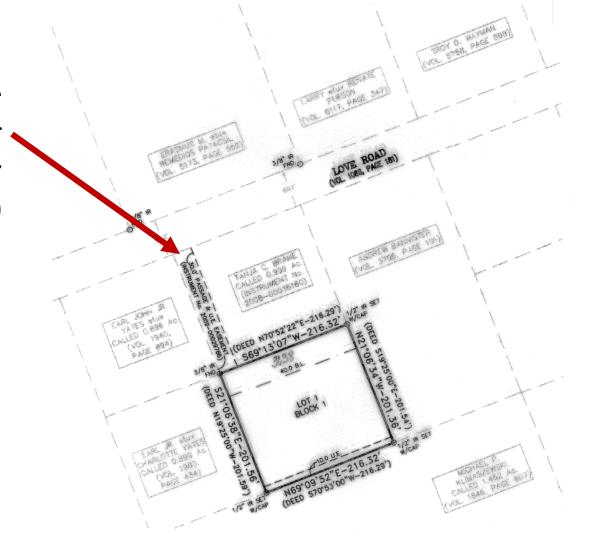
AERIAL MAP
Council District: 3

150
300

Zoning Case 2023-07 A TO R-1 Legend
Citylimits
Zoning Case

Subject Property Legal Description: SKINNER ESTATE PHASE TWO, BLOCK 001, LOT 0001, ACRES 1.0

Location of 30' Passage & U.E. Easement (as shown on Skinner Estate Phase Two Plat)



If approved, the applicant intends to develop a single-family home on the property. The request to rezone the property is necessary because the existing lot does not meet the minimum lot size requirements for "A" (Agricultural District).

In accordance with Killeen Code of Ordinances Sec. 31-158(b), no structure shall be erected on any lot in the "A" agricultural district that is less than three (3) acres. Sec. 31-186(1) allows one-family dwellings by right under the "R-1" zoning district.

Comprehensive Plan Analysis

- □ Located within Killeen DevelopmentZone #6.
- 'Residential Mix' promotes:
 up to 25% non-residential
 up to 95% residential uses



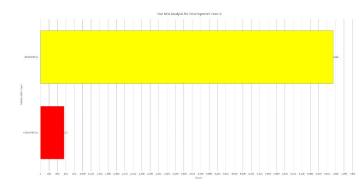
Approximate current land use mix:

- □ 8% non-residential uses
- □ 92% residential uses

Approximate Zoning districts (excluding special districts)

- 10% agricultural
- □ 33% non-residential zoning districts
- □ 57% residential zoning districts





Comprehensive Plan Analysis

□ This request is consistent with 'Residential Mix' designation on the FLUM.

- □ The request supports or furthers the following 2022 Comprehensive Plan recommendations:
 - NH3 Diversity housing mix (types and price points)
 - **NH4** Build complete neighborhoods

View of the subject property looking east (behind trees and fence line):



View of the surrounding property to the north:



Public Notification

- Staff notified sixteen (16) surrounding property owners regarding this request.
- Of those notified, eleven (11) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and five (5) reside outside of Killeen.
- □ To date, staff has received zero (0) written response in opposition regarding this request.



Alternatives

- The City Council has two (2) alternatives. The Council may:
 - Disapprove the applicant's request; or
 - Approve the applicant's request as presented.

Staff Recommendation

- Staff finds that the request is compatible with the existing land uses and prevailing community character. Further, staff finds that approval of this request would not negatively affect the surrounding community.
- Therefore, staff recommends approval of the applicant's request to rezone the property to "R-1" (Single-Family Residential District).

Commission Recommendation

At their regular meeting on March 20, 2023, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 8 to 0.