

A stylized graphic in the background showing a rocket launch. It features a curved line representing the rocket's path, starting from the bottom left and curving upwards to the right, ending in a five-pointed star. There are also several rectangular shapes that look like rocket segments or fins.

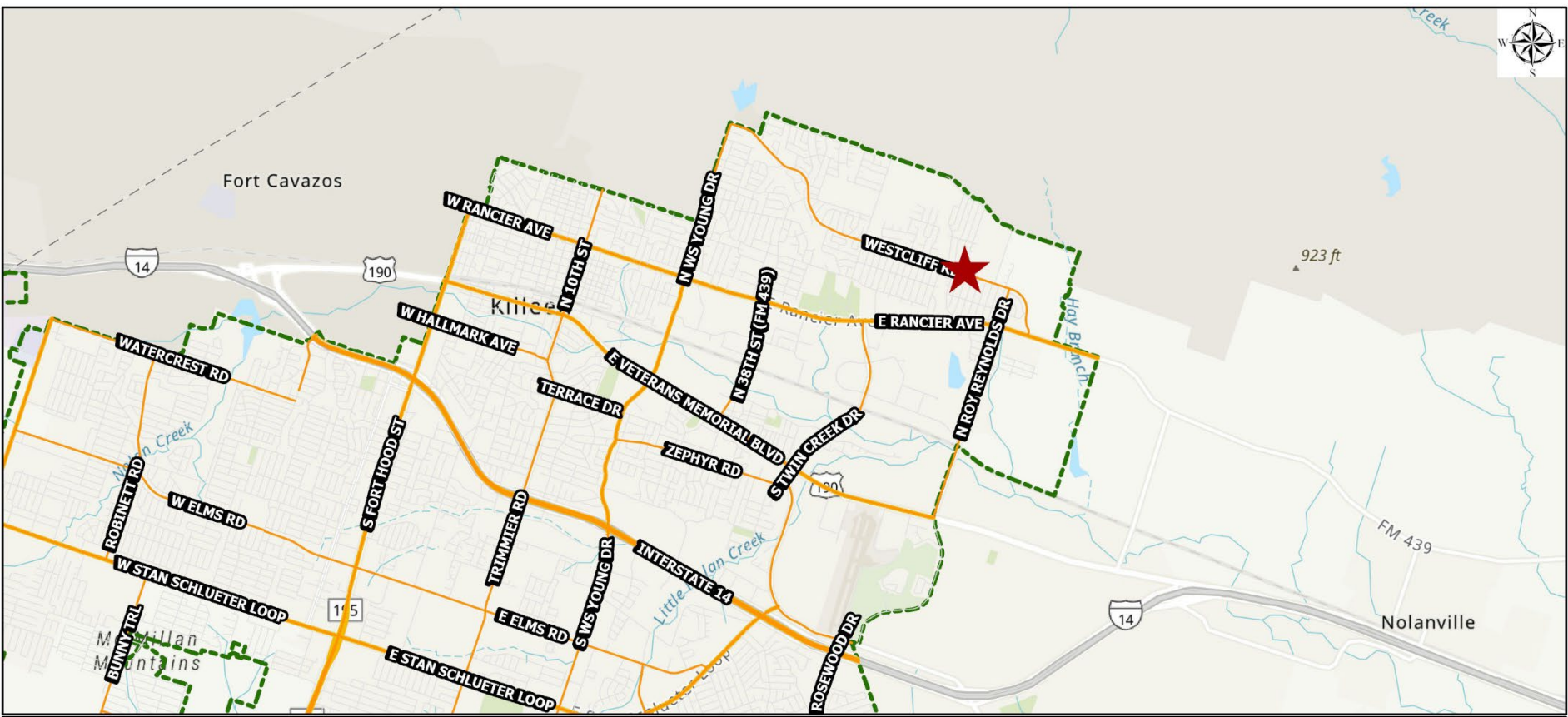
CASE #Z24-03: “R-1” TO “R-2”

PH-24-009

April 2, 2024

Case #Z24-03: “R-1” to “R-2”

- **HOLD** a public hearing and consider a request submitted by Lionel Reyes (**Case #Z24-03**) to rezone approximately 0.97 acres, being Lots 1 and 2, Block 1, out of Westcliff Estates from “R-1” (Residential District) to “R-2” (Two-Family Residential District).
- The subject properties are locally addressed as 5007 and 5009 Westcliff Road, Killeen, Texas.



LOCATION MAP

Council District: 1



Subject Property Legal Description: WESTCLIFF ESTATES, BLOCK 001, LOT 0002; WESTCLIFF ESTATES, BLOCK 001, LOT 0001 ; TOTAL OF 0.97 ACRES

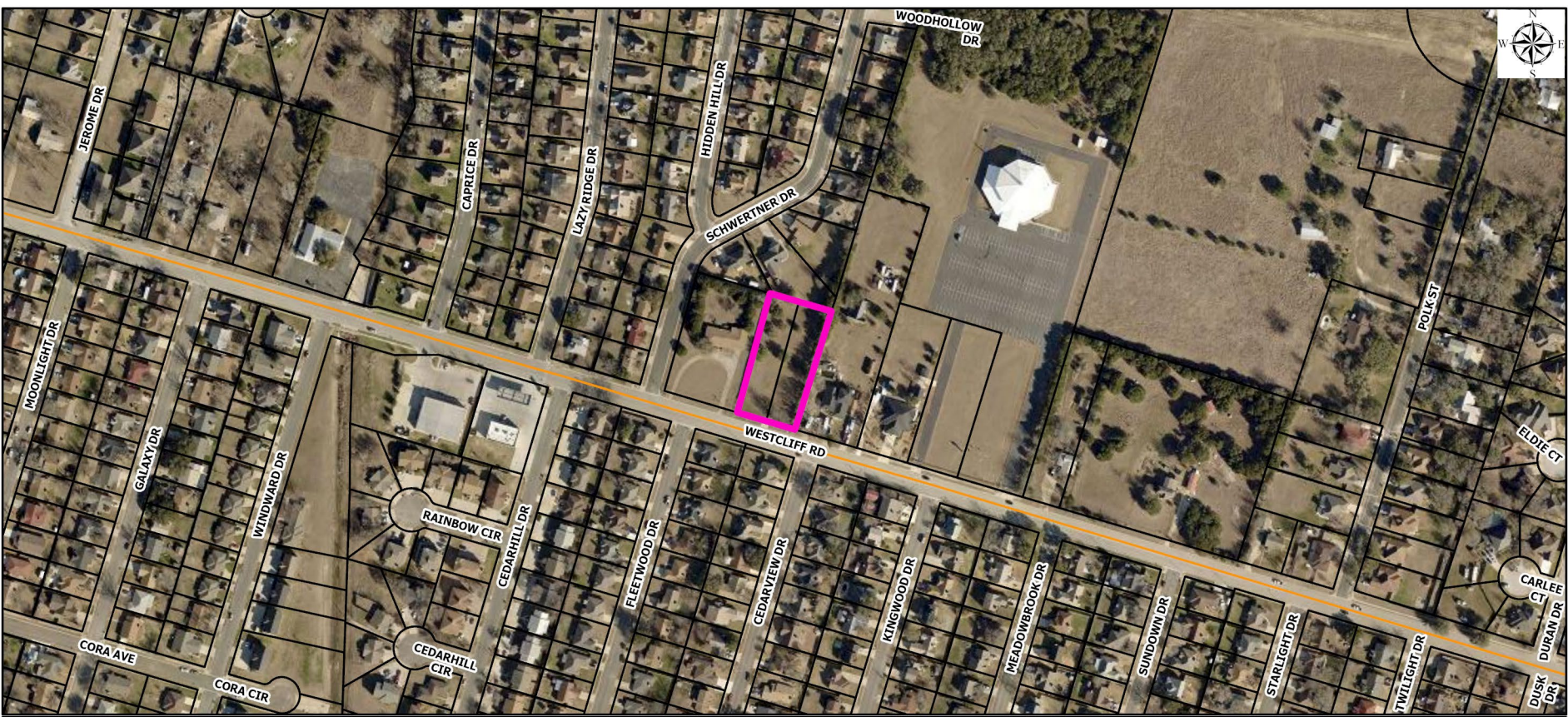
Zoning Case 2024-03
R-1 TO R-2

Legend

Major Roads

City Limits

Zoning Case Location



AERIAL MAP
Council District: 1
0 200 400
Feet

Zoning Case 2024-03

R-1 TO R-2

Legend
 Citylimits

Subject Property Legal Description: WESTCLIFF ESTATES, BLOCK 001, LOT 0002; WESTCLIFF ESTATES, BLOCK 001, LOT 0001 ; TOTAL OF 0.97 ACRES

Case #Z24-03: “R-1” to “R-2”

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- Lionel Reyes has submitted a request to rezone Lots 1 & 2, Block 1, Westcliff Estates, from “R-1” (Single-Family Residential District) to “R-2” (Two-Family Residential District).
- If approved, the applicant intends to develop two-family residential homes on the property.

Case #Z24-03: “R-1” to “R-2”

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View of the subject property looking north:



Case #Z24-03: “R-1” to “R-2”

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View to the south of the subject property:



Case #Z24-03: “R-1” to “R-2”

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View to the east of the subject property:



Case #Z24-03: “R-1” to “R-2”

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View to the west of the subject property:



Comprehensive Plan Analysis

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- The subject property is designated 'Residential Mix' on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The 'Residential Mix' place type' promotes up to 25% non-residential and up to 95% residential uses.
- It creates neighborhoods built with a traditional walkable block/street grid network that allows a flexible mix of residential building typologies.
- Staff finds that the applicant's request is consistent with the 'Residential Mix' place type.

Comprehensive Plan Analysis

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- The property is designated 'Neighborhood Infill' on the Growth Sector Map of the Comprehensive Plan.
- This sector includes areas of the city that are already developed and have access to city services and infrastructure but have vacant, underutilized, or poorly developed properties.
- Growth policies for this sector should encourage the development or redevelopment of these properties with accessory dwelling units, smallplexes, and commercial that provide incremental increases in density.

Comprehensive Plan Analysis

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- This request supports or furthers the following Killeen 2040 Comprehensive Plan recommendations:
 - ▣ **LU2** – Improve the fiscal productivity of development.
 - ▣ **LU3** – Encourage incremental evolution of neighborhoods.
 - ▣ **NH4** – Build complete neighborhoods.

Development Zone Analysis

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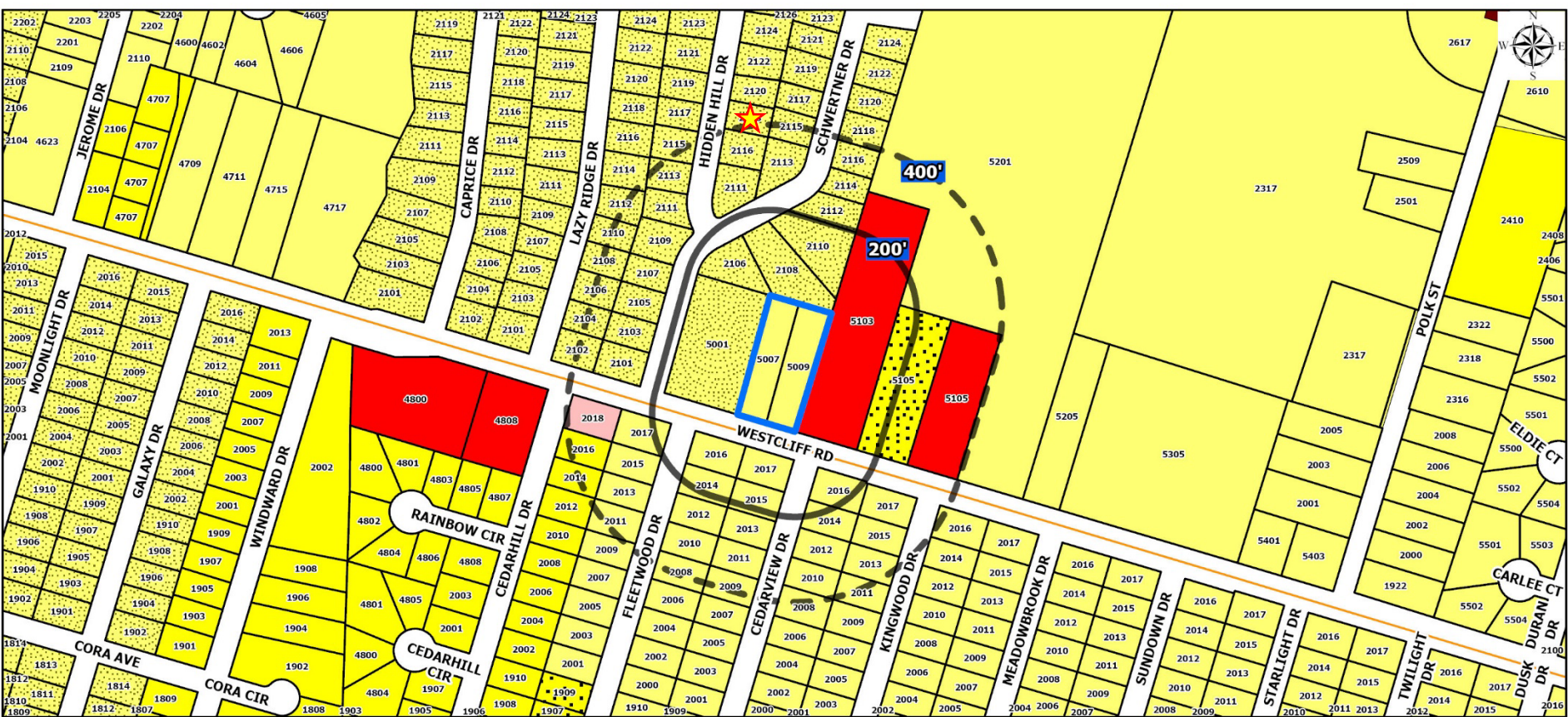
- ❑ The property is located within Killeen Development Zone #2.
- ❑ Current land use mix within this area comprises approximately:
 - ❑ 5% non-residential uses
 - ❑ 95% residential uses
- ❑ Zoning district breakdown:
 - ❑ Special Districts 1.96%
 - ❑ Residential 65.57%
 - ❑ Ind. & Comm. 32.29%
 - ❑ Agricultural 0.18%



Public Notification

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- Staff notified sixty-three (63) surrounding property owners regarding this request.
- Of those property owners notified, forty-six (46) reside outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by the Council, and twenty-one (21) live outside Killeen.
- To date, staff has received one (1) written response in opposition to this request.



NOTIFICATION MAP

Council District: 1

0 200 400 Feet

Zoning Case 2024-03

R-1 TO R-2

Subject Property Legal Description: WESTCLIFF ESTATES, BLOCK 001, LOT 0002; WESTCLIFF ESTATES, BLOCK 001, LOT 0001 ; TOTAL OF 0.97 ACRES

Legend

| | | |
|----------------|------|------------|
| Current Zoning | B-5 | R-2 |
| B-1 | R-1 | R-3 |
| B-3 | R-1X | opposition |

Staff Findings

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- ❑ Staff finds that the applicant's request is consistent with the recommendations outlined in the Killeen 2040 Comprehensive Plan.
- ❑ Staff is of the determination that approval of the applicant's request would have no negative impacts on the surrounding properties.

Staff Recommendation

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- ❑ Therefore, staff recommends approval of the applicant's request to rezone the subject property from "R-1" (Residential District) to "R-2" (Two-Family Residential District).

Commission Recommendation

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- ❑ At their regular meeting on March 4, 2024, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 7 to 0.