



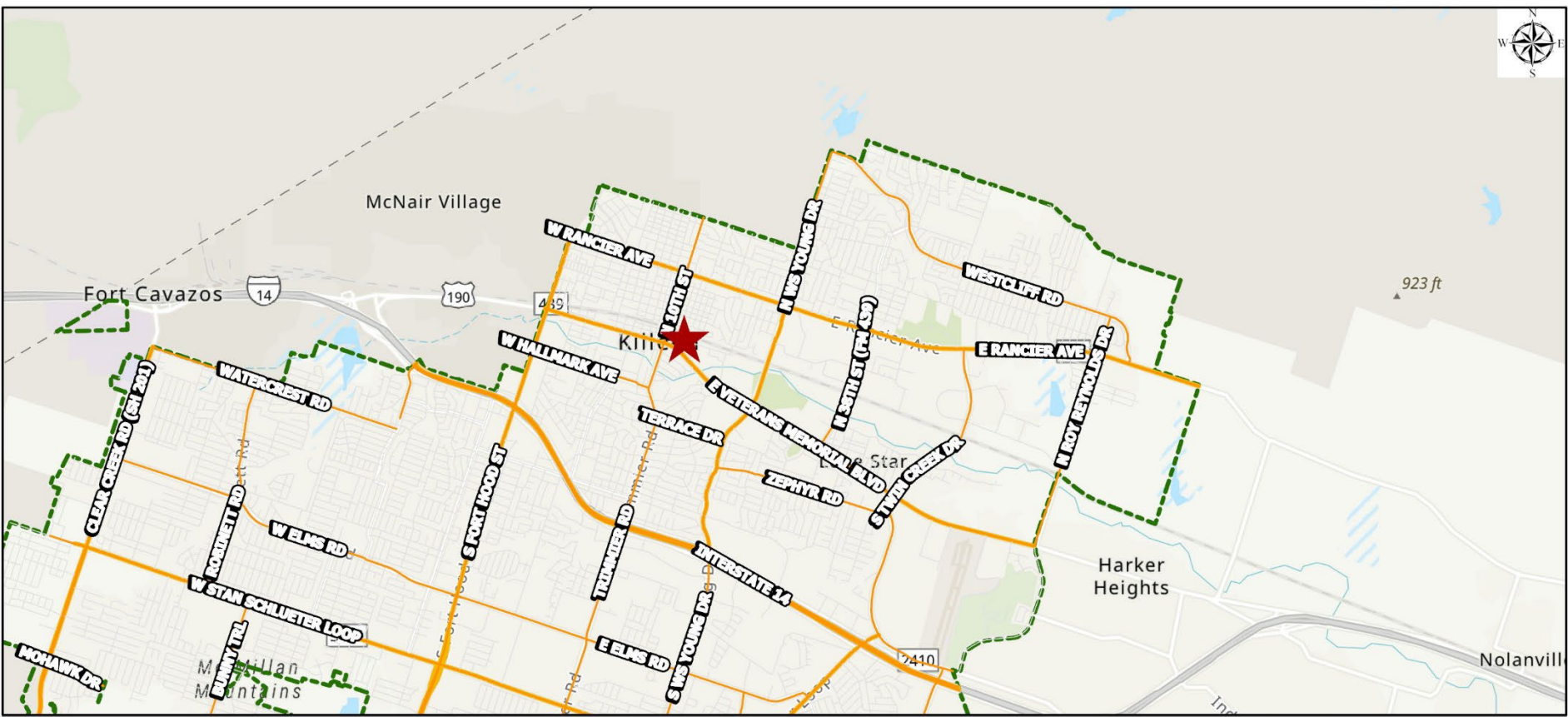
CASE #Z23-19  
“B-5” TO “R-1”

PH-23-053

September 19, 2023

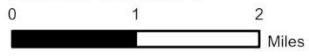
# Case #Z23-19: “B-5” to “R-1”

- ❑ **HOLD** a public hearing and consider a request submitted by Bianca Hall, on behalf of Rebecca Tinkshell, who is deceased, (**Case #Z23-19**), to rezone approximately 0.2241 acres, being Lot 1, Block 2, out of Morris & Goode Survey, from “B-5” (Business District) to “R-1” (Single-Family Residential District). The property is locally addressed as 801 E. Avenue G, Killeen, Texas.



**LOCATION MAP**

Council District: 1



Subject Property Legal Description: MORRIS & GOODE, BLOCK 002, LOT 0001

# Zoning Case 2023-19

## B-5 TO R-1

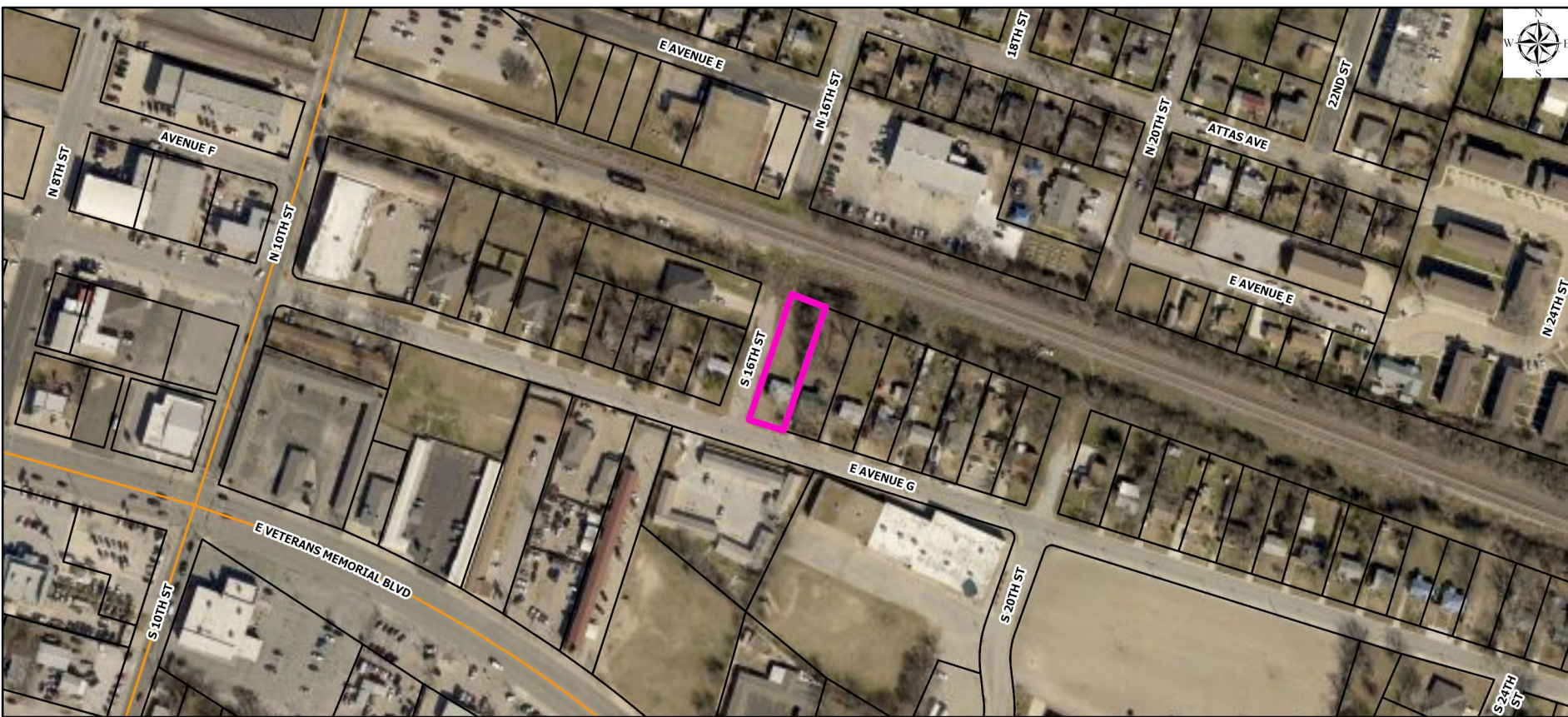
**Legend**

— Major Roads

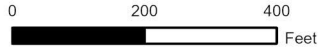
City Limits

★ Zoning Case Location





AERIAL MAP  
Council District: 1



Subject Property Legal Description: MORRIS & GOODE, BLOCK 002, LOT 0001

# Zoning Case 2023-19

## B-5 TO R-1

Legend  
 Citylimits

# Case #Z23-19: “B-5” to “R-1”

5

- If approved, the applicant intends to retain the existing single-family residence on the property.
- The purpose of this request is to obtain insurance for the sale of the property, and to ensure that the existing structure may be rebuilt in the event of a disaster.

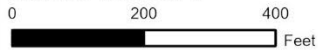
# Case #Z23-19: “B-5” to “R-1”

- In accordance with Killeen Code of Ordinances Sec. 31-168(1), one-family dwellings, including site-built and modular construction are allowed by right in the “R-1” (Single-Family Residential) zoning district.
- The current structure is currently considered a legal non-conforming use, which is subject to Killeen Code of Ordinances Sec. 31-51. The intent of this request is to bring the existing structure into conformance.





ZONING MAP  
Council District: 1



# Zoning Case 2023-19

## B-5 TO R-1

Subject Property Legal Description: MORRIS & GOODE, BLOCK 002, LOT 0001

# Comprehensive Plan Analysis

8

- *Growth Sector: 'Neighborhood Infill'*
- *Development Zone: #1*
- *Land Use Mix:*
  - 16% non-residential
  - 84% residential
- *Zoning District Mix:*
  - 33% non-residential
  - 66% residential
  - 1% Special Districts





# Comprehensive Plan Analysis

9

- ❑ The 'Residential Mix' place type promotes a use mix of up to 25% non-residential and 95% residential uses.
- ❑ The Parks Master Plan calls for a future trail along the front of the property. The proposed trail (Segment D) extends from S. 28<sup>th</sup> Street to N. 10<sup>th</sup> Street.



# Comprehensive Plan Analysis

- The request is consistent with the ‘Residential Mix’ designation of the Future Land Use Map (FLUM).
- **LU3** – Encourage incremental evolution of neighborhoods
- **LU3.2** Recommends rezoning properties in areas which need revitalization in Traditional Neighborhoods.
- **LU4** – Prioritize infill and revitalization in north Killeen
- **NH6**– Shift the market to include existing housing

# Environmental Assessment

- 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 #Z23-19: “B-5” to “R-1”

12

View of the subject property looking north:





# Case #Z23-19: “B-5” to “R-1”

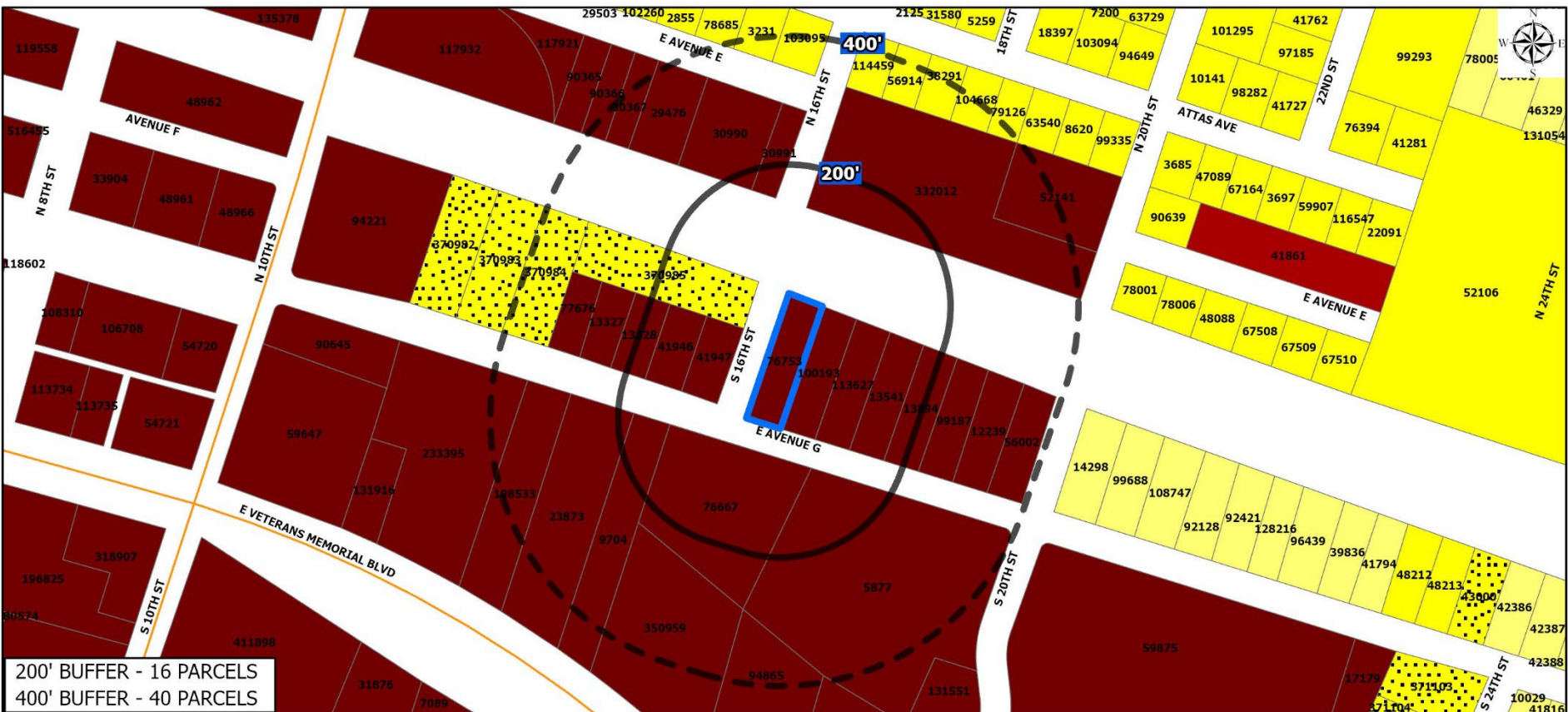
13

View of the surrounding property to the east:



# Public Notification

- Staff notified thirty-nine (39) surrounding property owners regarding this request.
- Of those notified, twenty-three (23) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and nine (9) property owners reside outside of Killeen.
- To date, staff has received no written responses regarding this request.



200' BUFFER - 16 PARCELS  
 400' BUFFER - 40 PARCELS

PROPERTY ID MAP  
 Council District: 1  
 0 200 400  
 Feet

# Zoning Case 2023-19

## B-5 TO R-1

Legend		Current Zoning
<span style="display:inline-block; width:15px; height:15px; background-color:darkred;"></span>	B-4	<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span> R-1
<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral;"></span>	B-5	<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px dotted black;"></span> R-2
		<span style="display:inline-block; width:15px; height:15px; background-color:yellow;"></span> R-3

Subject Property Legal Description: MORRIS & GOODE, BLOCK 002, LOT 0001

# Alternatives

16

- ❑ 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 applicant's request is consistent with the policies and principles of the 2022 Comprehensive Plan, as indicated in the Comprehensive Plan Analysis.
- Therefore, staff recommends approval of the applicant's request to rezone the subject property from "B-5" (Business District) to "R-1" (Single-Family Residential District).

# Commission Recommendation

- At their regular meeting on August 21, 2023, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 7 to 0.