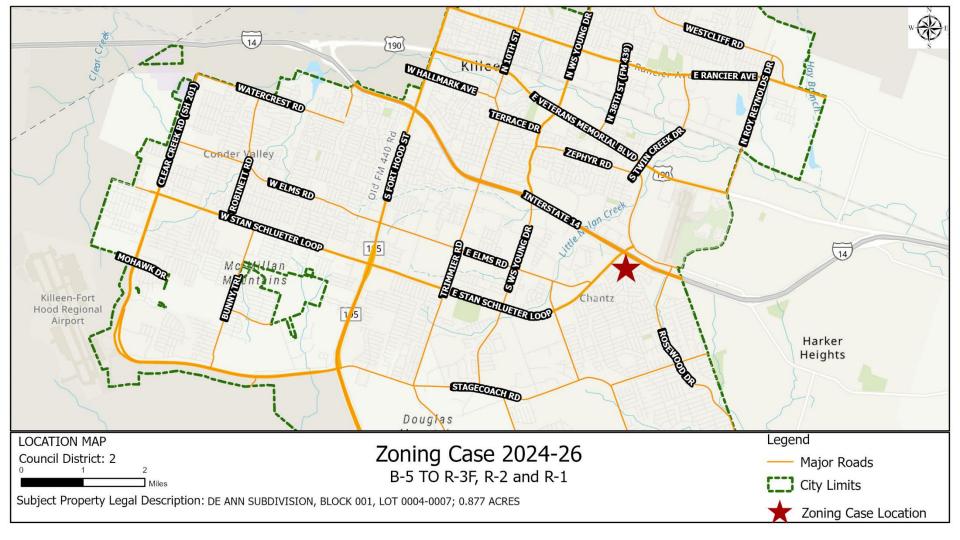
CASE #Z24-26: "B-5" TO "R-1", "R-2", & "R-3F"

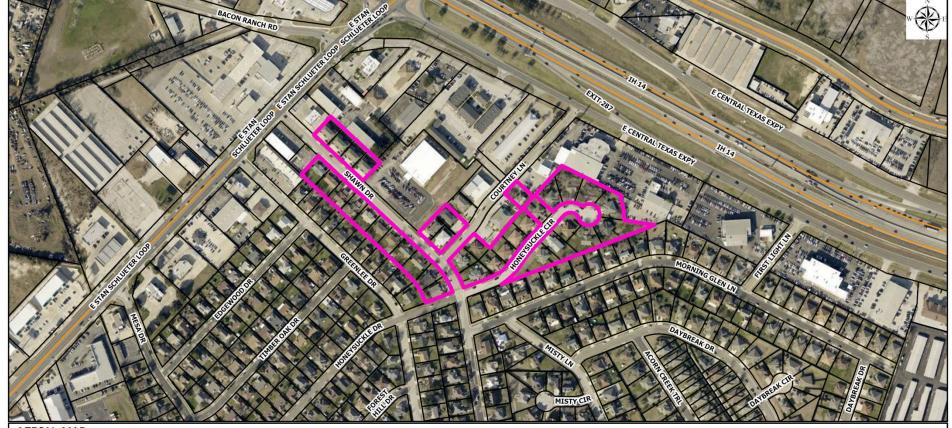
□ **HOLD** a public hearing and consider a City-initiated request (**Case** #**Z24-26**) to rezone thirty-five (35) properties from "B-5" (Business District) to "R-1" (Single-Family Residential District), "R-2" (Two-Family Residential District), and "R-3F" (Multifamily Residential District).

□ The subject properties are generally located near the intersection of Shawn Drive and Courtney Lane, and are locally addressed as: 4103-4107, 4201, 4202, 4204, 4206, 4302, 4304-4308, and 4310-4312 Shawn Drive; 3006, 3105-3106, and 3108 Courtney Lane; and 3001-3006, 3008-3010, 3010, 3012, 3101, 3103, and 3105 Honeysuckle Circle, Killeen, Texas.

This request has been initiated by City staff. The intent of this initiative is to assist property owners by rezoning legal nonconforming properties to establish the current residential use of the properties as conforming with the City of Killeen's zoning and land use regulations.

- In doing so, the goal is to ensure that property owners are better positioned to sell or refinance their property in the future, should they choose to do so.
- This rezoning initiative will have no negative impacts on this property, nor will it affect the property values in any way.





AERIAL MAP

Council District: 2

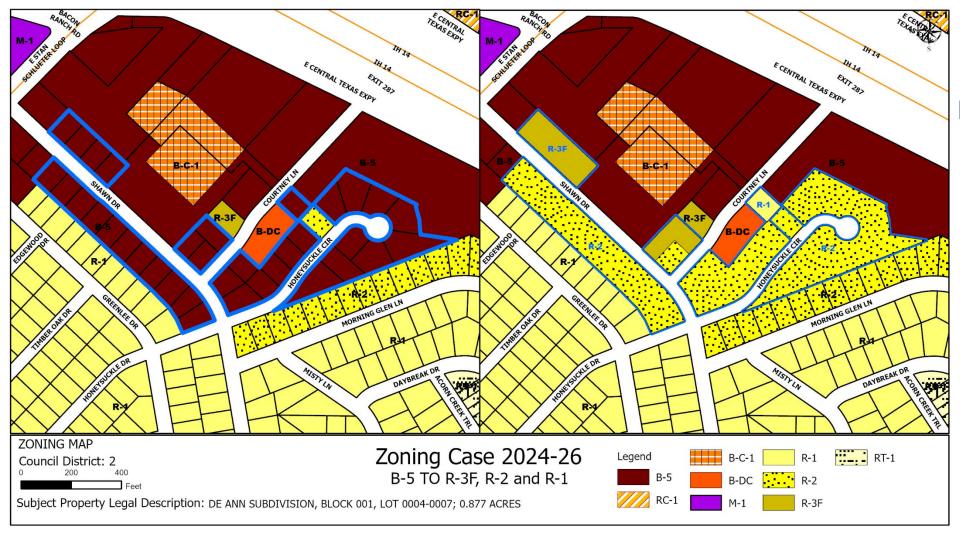
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Feet

Zoning Case 2024-26 B-5 TO R-3F, R-2 and R-1

Legend Citylimits

Subject Property Legal Description: DE ANN SUBDIVISION, BLOCK 001, LOT 0004-0007; 0.877 ACRES



Subject properties on the north side of Shawn Drive:



Subject properties on the south side of Shawn Drive:



Subject properties on the south side of Shawn Drive:



Subject properties on Honeysuckle Circle:



- 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.

- The subject properties are designated 'Residential Mix' and 'Regional Commercial' 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 request is consistent with the 'Residential Mix' place type.

- These 'Regional Commercial' places are first identified by their principal focus on auto-oriented traffic. Logically placed near high-traffic intersections, these spaces bring people from many surrounding neighborhoods.
- Typical uses will include regional businesses including but not limited to restaurants, grocery stores, banks, retail, gas stations, and offices. This place type encourages small-scale, neighborhood-scale, regional, and industrial.
- □ This place type encourages one 100% nonresidential and 50% residential use mix.

- This request supports or furthers the following Killeen 2040 Comprehensive Plan recommendations:
 - LU3 Encourage incremental evolution of neighborhoods.
 - □ NH6 Shift the market to include existing housing.

Development Zone Analysis

- □ The property is located within Killeen Development Zone #7.
- □ The current land use mix within this area is comprised of 83.99% residential and 16.01% of non-residential uses.
- Zoning district breakdown:

Special Districts 0.37%	Specia	Districts	0.37%
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- Residential 83.62%
- □ Industrial 0.07%
- □ Commercial 5.08%
- Agricultural 10.87%

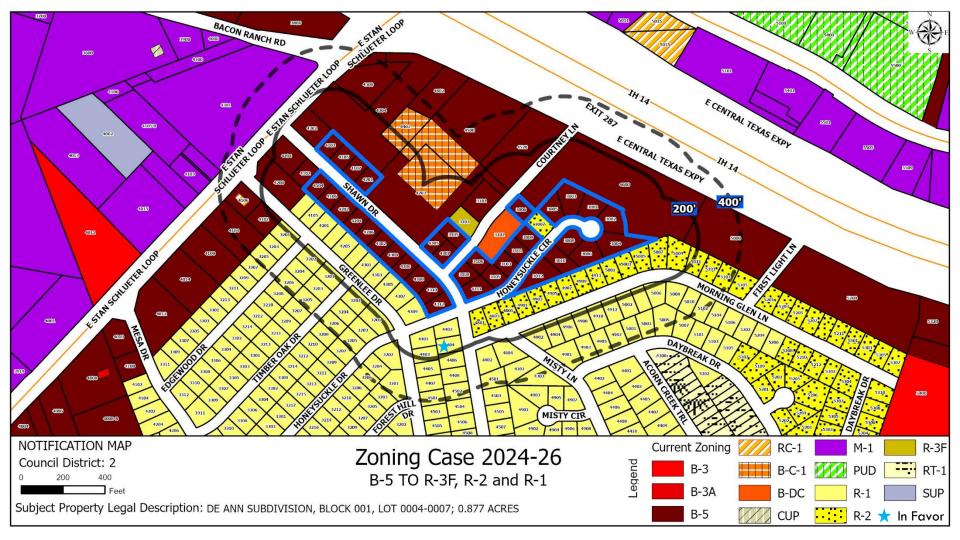


- Water, sanitary sewer, and drainage utility service will be provided by the City of Killeen.
- Ingress and egress to the properties is via Shawn Drive, which is classified as a 65' wide collector, Courtney Lane and Honeysuckle Circle, which are both classified as 60' Local Streets per the City of Killeen Transportation Plan.
- □ Local traffic due to the proposed zoning change is not expected to change.
- Therefore, a Traffic Impact Analysis is not required.

- There are no proposed trails or proposed parks on or near this site.
- Parkland dedication, fees in lieu of, and parkland development fees will not be required, as the property is already developed.
- The properties are in the Trimmier Creek Watershed. The properties are not in proximity to any regulated wetlands.
- □ The properties are within Zone X of a FEMA regulated Special Flood Hazard Area (SFHA).

Public Notification

- Staff notified one hundred and four (104) surrounding property owners regarding this request.
- Of those property owners notified, forty-two (42) reside outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by the Council, and twenty-five (25) live outside Killeen.
- As of the date of this staff report, staff has received one (1) written response in favor of this request and no responses in opposition to this request.



Staff Findings

- The subject property includes existing single-family, two-family, and multifamily dwellings, which are zoned "B-5" (Business District) and are considered legal non-conforming.
- The surrounding area includes a mix of developed and undeveloped residential and commercial uses as well as other legal nonconforming properties.
- Staff finds that the request is consistent with the recommendations of the Killeen 2040 Comprehensive Plan.

Staff Recommendation

□ Therefore, staff recommends approval of the request to rezone the property from "B-5" (Business District) to "R-1" (Single-Family Residential District), "R-2" (Two-Family Residential District), and "R-3F" (Multifamily Residential District).

Commission Recommendation

At their regular meeting on October 28, 2024, the Planning and Zoning Commission recommended approval of the request by a vote of 7 to 0.