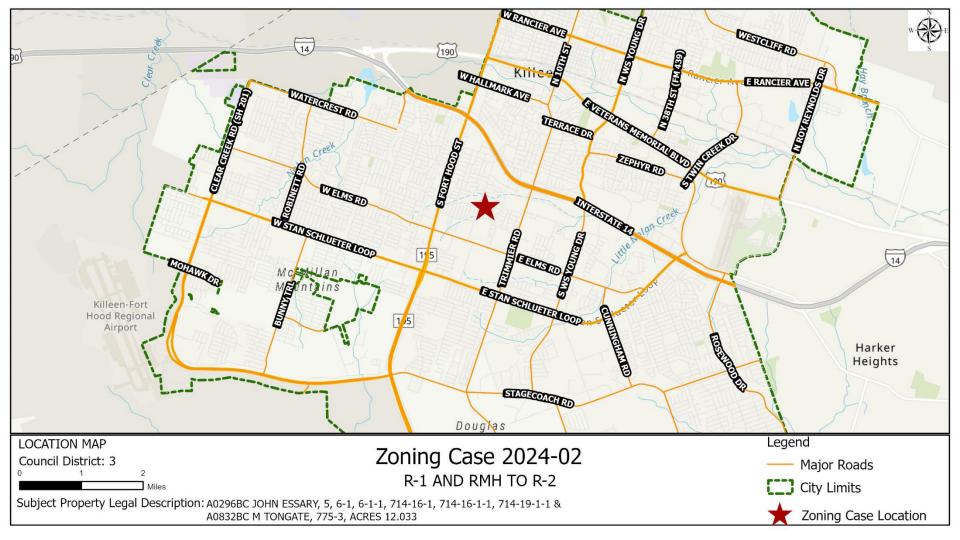
CASE #Z24-02: "R-1" & "RMH" TO "R-2"

- HOLD a public hearing and consider a request submitted by Quintero Engineering on behalf of Faniks Properties, LLC (Case #Z24-02) to rezone approximately 12.033 acres out of the John Essary Survey, Abstract No. 296, 5, 6-1, 6-1-1, 714-16-1-1, 714-19-1-1, and the M. Tongate Survey, Abstract No. 831, 775-3 from "R-1" (Residential District) and "RMH" (Residential Mobile Home District) to "R-2" (Two-Family Residential District).
- The property is locally addressed as 3210 Florence Road, Killeen, Texas.





AERIAL MAP Council District: 3 400

Zoning Case 2024-02

R-1 AND RMH TO R-2

Subject Property Legal Description: A0296BC JOHN ESSARY, 5, 6-1, 6-1-1, 714-16-1, 714-16-1-1, 714-19-1-1 & A0832BC M TONGATE, 775-3, ACRES 12.033

Legend



Citylimits

- Quintero Engineering, LLC, on behalf of Faniks Properties, LLC, has submitted a request to rezone approximately 12.033 acres of property, generally located on the east side of Florence Road and north of Elms Road, from "R-1" (Single-Family Residential District) and "RMH" (Residential Mobile Home District) to "R-2" (Two-Family Residential District).
- □ If approved, the applicant intends to develop two-family residential homes on the property.

View of the subject property looking east:



View of the subject property looking northeast:



View of the subject property looking southeast:



View from the subject property looking west:



Comprehensive Plan Analysis

- □ 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

- 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

- 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

- □ The property is located within Killeen Development Zone #6.
- Current land use mix within this area comprises approximately:
 - □ 7% non-residential uses
 - □ 93% residential uses
- Zoning district breakdown:
 - □ Special Districts 3.52%
 - □ Residential 62.25%
 - □ Ind. & Comm. 33.03%
 - □ Agricultural 1.20%

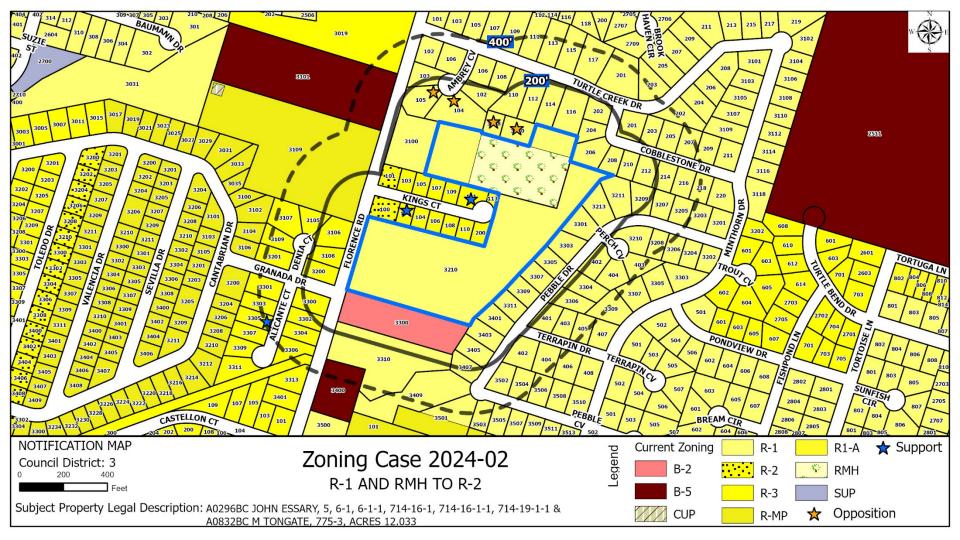


Public Notification

- Staff notified one hundred and seventeen (117) surrounding property owners regarding this request.
- Of those property owners notified, fifty-two (52) 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.

Public Notification

- □ To date, staff has received three (3) written responses in support of this request, and four (4) responses in opposition.
- This opposition equates to fourteen percent (14%) of the 200foot notification boundary.



Staff Findings

- 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 the request is consistent with the character of the surrounding area. Approval of the applicant's request would have no negative impacts on the surrounding properties.

Staff Recommendation

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

Commission Recommendation

- At their regular meeting on March 4, 2024, the Planning and Zoning Commission recommended <u>disapproval</u> of the applicant's request by a vote of 7 to 0.
- Therefore, in accordance with Killeen Code of Ordinances Sec. 31-39(e), approval of the request will require the favorable vote of three-fourths (3/4) of all the members of the City Council (6 affirmative votes).