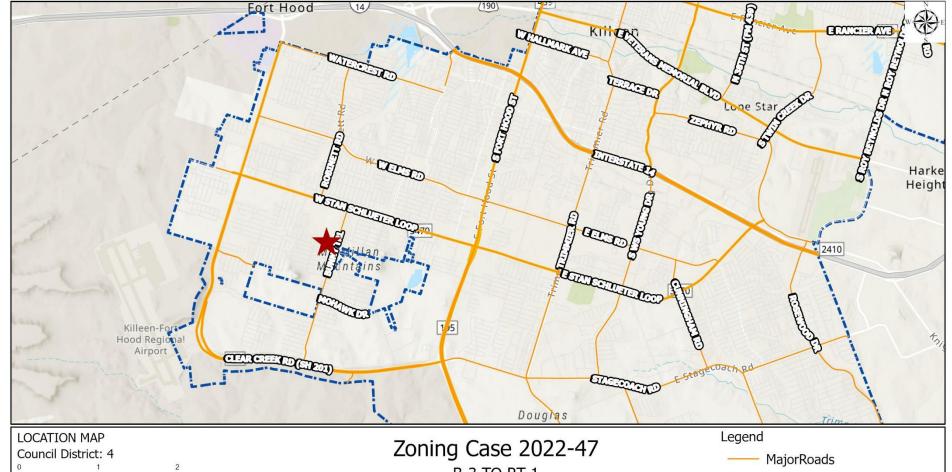
CASE #Z22-47: "B-3" TO "RT-1"

November 1, 2022

- **HOLD** a public hearing and consider an ordinance requested by Quintero Engineering, LLC on behalf of CE & CP Construction, LLC (**Case** #**Z22-47**) to rezone approximately 0.55 acres out of the Bunny Trail Village, Block 2, Lots 28, 29, and 30, from "B-3" (Local Business District) to "RT-1" (Residential Townhouse Single-Family District).
- □ The properties are locally addressed as 3400, 3402, 3404 Abraham Drive, Killeen, Texas.



Subject Property Legal Description: BUNNY TRAIL VILLAGE, BLOCK 002, LOTS 28, 29 AND 30

Citylimits

Zoning Case Location



AERIAL MAP Council District: 4

Zoning Case 2022-47

B-3 TO RT-1

Citylimits
Zoning Case

Subject Property Legal Description: BUNNY TRAIL VILLAGE, BLOCK 002, LOTS 28, 29 AND 30

If approved, the applicant intends to develop townhomes on the property.



Council District: 4
0 100 200
Feet

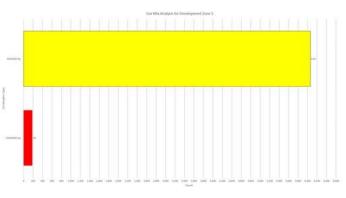
Zoning Case 2022-47
B-3 TO RT-1

Subject Property Legal Description: BUNNY TRAIL VILLAGE, BLOCK 002, LOTS 28, 29 AND 30

Comprehensive Plan Analysis – Neighborhood Analysis

- 'Controlled Growth' Growth Sector
- □ Killeen Development Zone #5
- Approximately 3% non-residential uses and 97% residential uses of current land use mix

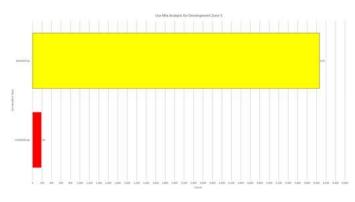




Comprehensive Plan Analysis – Neighborhood Analysis

- Approximately 20% agricultural districts, 18% non-residential zoning districts, and 62% residential zoning districts
- □ 'Residential Mix' promotes a use mix of up to 25% non-residential and 95% residential uses





Comprehensive Plan Analysis

- This request is consistent with the 'Residential Mix' designation of the Future Land Use Map (FLUM).
- □ The request supports or furthers the implementation of the following Comprehensive Plan recommendations:
 - LU1 Use place types and complete neighborhoods as building blocks
 - NH3 Diversify housing mix (types and price points)
 - □ NH4 Build complete neighborhoods

*Land Use & Growth Management (LU) and Neighborhoods (NH)

Comprehensive Plan Analysis

- An example of providing for missing middle housing comprising a range of housing options at different price points other than detached single-family homes and apartment complexes
- Contribute to diversifying housing stock
- Added units will provide for a more robust tax base for the city without significantly increasing service costs or infrastructure liabilities
- The Comprehensive Plan specifies that it is critical to provide new housing options when new developments are approved

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.

View of the subject property looking east:



View of the surrounding property to the north:

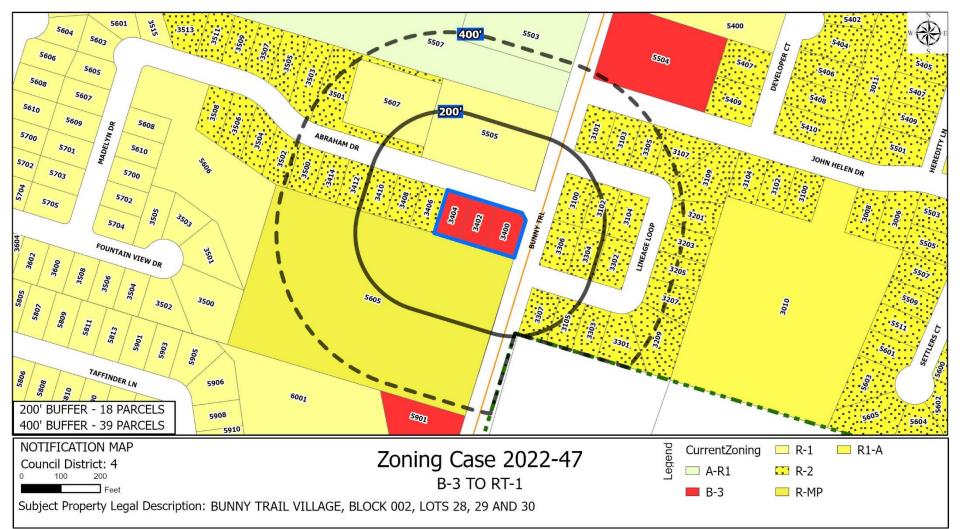


View of the adjacent property to the south:



Public Notification

- □ Staff notified thirty-nine (39) surrounding property owners regarding this request.
- Of those notified, twenty-one (21) reside outside of the 200foot 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.



Alternatives

- The City Council has three (3) alternatives. The Council may:
 - Disapprove the applicant's request;
 - Approve a more restrictive zoning district than requested; or
 - Approve the applicant's request as presented.

Staff Recommendation

Staff finds the request consistent with the policies and principles of the 2022 Comprehensive Plan as indicated in the Comprehensive Plan Analysis.

 Staff recommends approval of the applicant's request for "RT-1" (Residential Townhouse Single-Family District).

Commission Recommendation

At their regular meeting on October 3, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.