

A stylized logo consisting of a grey star at the top right, with a curved grey line extending from the bottom left towards the star. The background of the logo is composed of several grey geometric shapes, including a large trapezoid and a smaller triangle.

CASE #Z24-30:

“R-1” & “R-MH” TO “R-2”

PH-24-050

December 3, 2024

Case #Z24-30: “R-1” & “R-MH” to “R-2”

- **HOLD** a public hearing and consider a request submitted by Quintero Engineering on behalf of Faniks Properties, LLC (**Case #Z24-30**) 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. 832, 775-3, from “R-1” (Single-Family Residential District) and “R-MH” (Residential Mobile Home District) to “R-2” (Two-Family Residential District). The subject property is locally addressed as 3210 Florence Road, Killeen, Texas.

Case #Z24-30: “R-1” & “R-MH” to “R-2”

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- Quintero Engineering, LLC, on behalf of Faniks Properties, LLC, has submitted a request to rezone approximately 12.033 acres out of the John Essary Survey, Abstract No. 296, and the M. Tongate Survey, Abstract No. 831, from “R-1” (Single-Family Residential District) and “R-MH” (Residential Mobile Home District) to “R-2” (Two-Family Residential District).

Case #Z24-30: “R-1” & “R-MH” to “R-2”

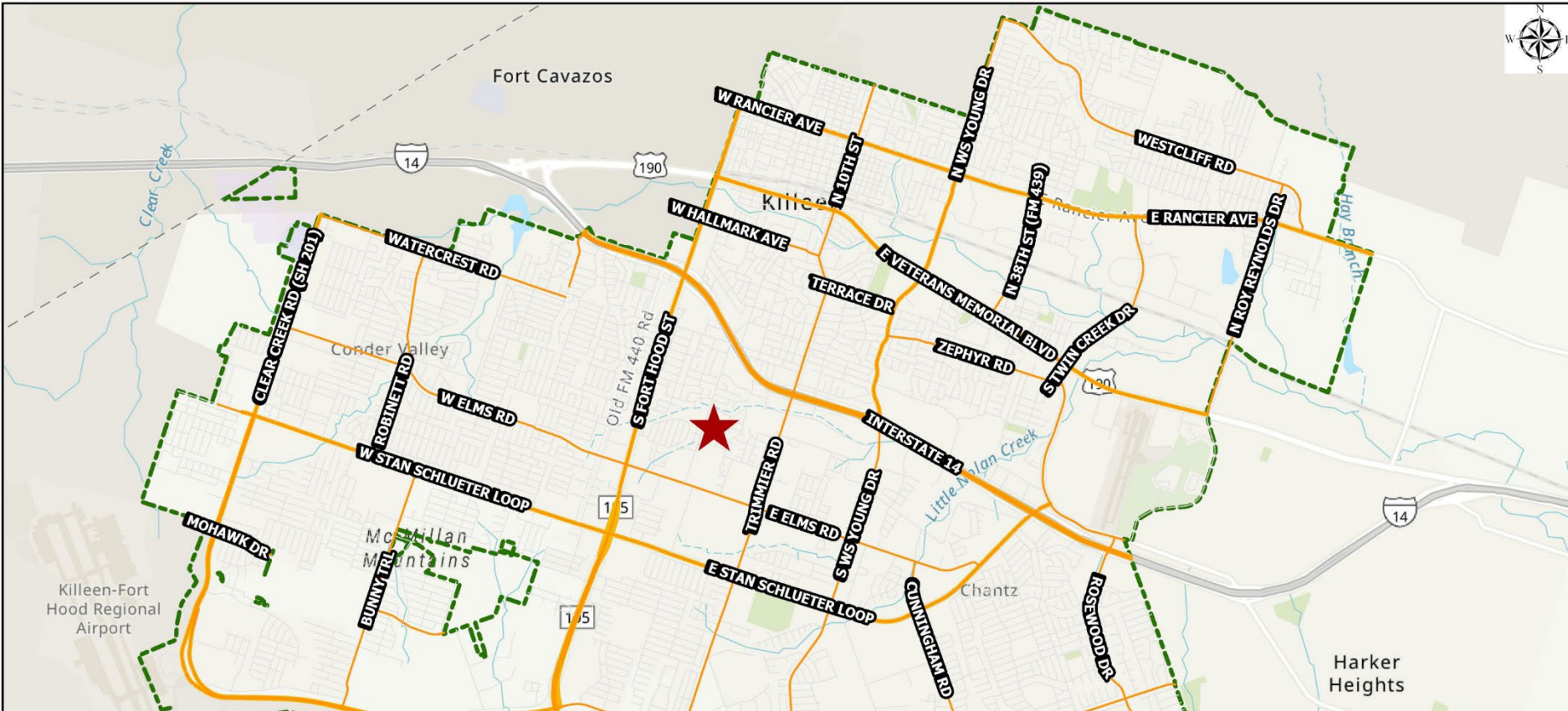
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- If approved, the applicant intends to develop two-family residential homes on the property.
- In accordance with the 2021 International Fire Code, Appendix D, D107.1, Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

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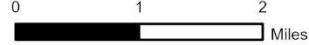
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- D107.2 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.
- This development is unable to meet this requirement and is therefore limited to thirty (30) units or fifteen (15) two-family dwellings.



LOCATION MAP

Council District: 3



Subject Property Legal Description: JOHN ESSARY, A-296 8.113 ACRES & 3.92 ACRES

Zoning Case 2024-30

R-1 & RMH TO R-2

Legend

— Major Roads

City Limits

★ Zoning Case Location



AERIAL MAP
 Council District: 3
 0 200 400
 Feet

Zoning Case 2024-30

R-1 & RMH TO R-2

Legend
 Citylimits

Subject Property Legal Description: JOHN ESSARY, A-296 8.113 ACRES & 3.92 ACRES

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Subject property looking north:



Case #Z24-30: “R-1” & “R-MH” to “R-2”

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Subject property looking south:



Case #Z24-30: “R-1” & “R-MH” to “R-2”

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Subject property looking east:



Case #Z24-30: “R-1” & “R-MH” to “R-2”

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Subject property looking west:



Comprehensive Plan Analysis

- The ‘Neighborhood Infill’ area on the Growth Sector Map 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 development or redevelopment of these properties with accessory dwelling units, smallplexes, and micro commercial that provides incremental increases in density. Development should match the existing character and improve walkable access to businesses and amenities for people living and working in the vicinity.

Comprehensive Plan Analysis

- The subject properties are designated 'Residential Mix' on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- This place type creates neighborhoods built with a traditional walkable block/street grid network that allows a flexible mix of residential building typologies. Most housing types should be allowed here. This place type encourages most residential uses such as single-family detached, townhouses, small-plex (2-4 units), etc.
- This place type encourages a twenty-five percent (25%) nonresidential and ninety-five percent (95%) residential use mix.

Comprehensive Plan Analysis

- The Comprehensive Plan promotes incremental redevelopment of properties in Killeen that can add to a widespread improvement.
- The request supports or furthers the following Comprehensive Plan recommendations:
 - ▣ **LU1** – Use place types and complete neighborhoods as building blocks.
 - ▣ **NH3** – Diversifying housing mix (types and price points).
 - ▣ **NH4** – Build complete neighborhoods.
- Staff finds that the request is consistent with the recommendations of the Killeen 2022 Comprehensive Plan.

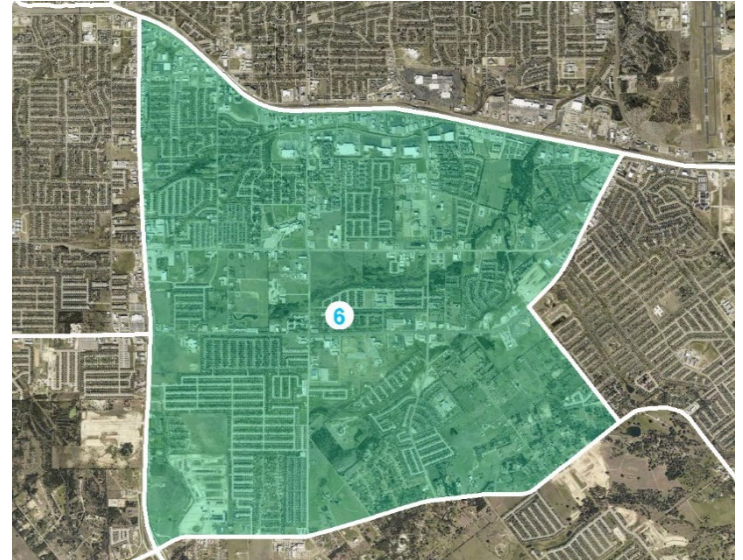
Comprehensive Plan Analysis

- The proposed use is an example of providing for Missing Middle housing, which will contribute to diversifying the housing mix in Killeen.
- The Comprehensive Plan explains that “allowing for more diverse housing, such as duplexes [...] would provide a major increase in tax revenue while also increasing the number of available housing units, which in turn serves to help the city remain as an affordable place to live” (pg. 51).
- The Comprehensive Plan highlights that housing types like duplexes have added benefit such as affordability and fiscal sustainability for the community.

Development Zone Analysis

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- ❑ The property is located within Killeen Development Zone #6.
- ❑ The current land use mix within this area is comprised of 65.76% residential uses and 34.24% commercial uses.
- ❑ Zoning district breakdown:
 - ▣ Special Districts 3.52%
 - ▣ Residential 62.25%
 - ▣ Industrial 2.40%
 - ▣ Commercial 30.63%
 - ▣ Agricultural 1.20%



Case #Z24-30: “R-1” & “R-MH” to “R-2”

- ❑ Water, sanitary sewer, and drainage services are located within the City of Killeen service area.
- ❑ Water and sanitary sewer is available.
- ❑ Ingress and egress to the property is available via Florence Road, which is a Collector level roadway in an existing 60’ wide right-of-way.
- ❑ If the properties are fully developed as “R-2”, a Traffic Impact Analysis will not be required.

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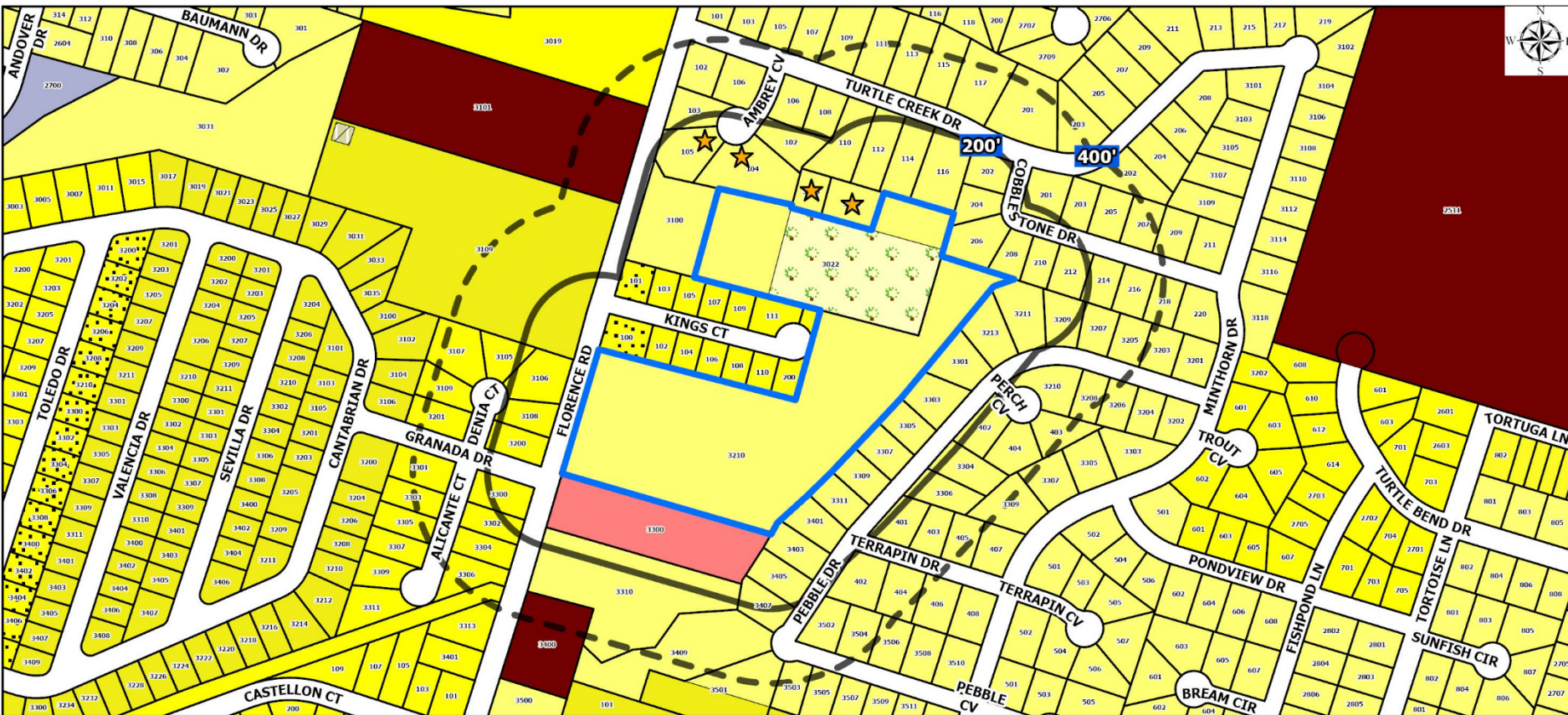
- There is a proposed thoroughfare trail located along the west side of Florence Road adjacent to the property. Parkland dedication, fees in-lieu-of, and parkland development fees will be required for future development.
- With the project being restricted to thirty (15) two-family dwellings due to access concerns, the parkland dedication requirements would be as follows:
 - ▣ Parkland Dedication: 0.4485 acres
 - ▣ Fees-In-Lieu of Parkland Dedication: \$22,500
 - ▣ Park Development Fees: \$13,500

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- The final lot count is subject to change and the final parkland determination will be completed at the time of preliminary plat approval.
- The property is within Zone X a FEMA-regulatory Special Flood Hazard Area (SFHA). There are known wetland areas (PFO1A) a freshwater forested/shrub wetland on or adjacent to the property as identified on the National Wetlands Inventory.

Public Notification

- Staff notified one hundred and sixteen (116) 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-two (22) live outside Killeen.
- To date, staff has received four (4) written response in opposition to this request and no responses in favor. The opposition constitutes 8.16% of the surrounding property owners.



RESPONSE MAP

Council District: 3



Subject Property Legal Description: JOHN ESSARY, A-296 8.113 ACRES & 3.92 ACRES

Zoning Case 2024-30

R-1 & RMH TO R-2

Legend	
Current Zoning	R-1
B-2	R-2
B-5	R-3
CUP	R-MP
	RMH
	SUP
	OPPOSED
	R1-A

Staff Findings

- The current zoning of the subject property is “R-1” (Single-Family Residential District) and “R-MH” (Mobile Home District). The surrounding area includes a mix of residential uses.
- Staff finds that the applicant’s request is consistent with the policies and principles of the Comprehensive Plan.
- Staff is of the determination that the applicant’s request is consistent with the prevailing community character of the adjacent neighborhoods.

Staff Recommendation

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

Commission Recommendation

- At their regular meeting on October 14, 2024, the Planning and Zoning Commission recommended disapproval of the request by a vote of 5 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).