



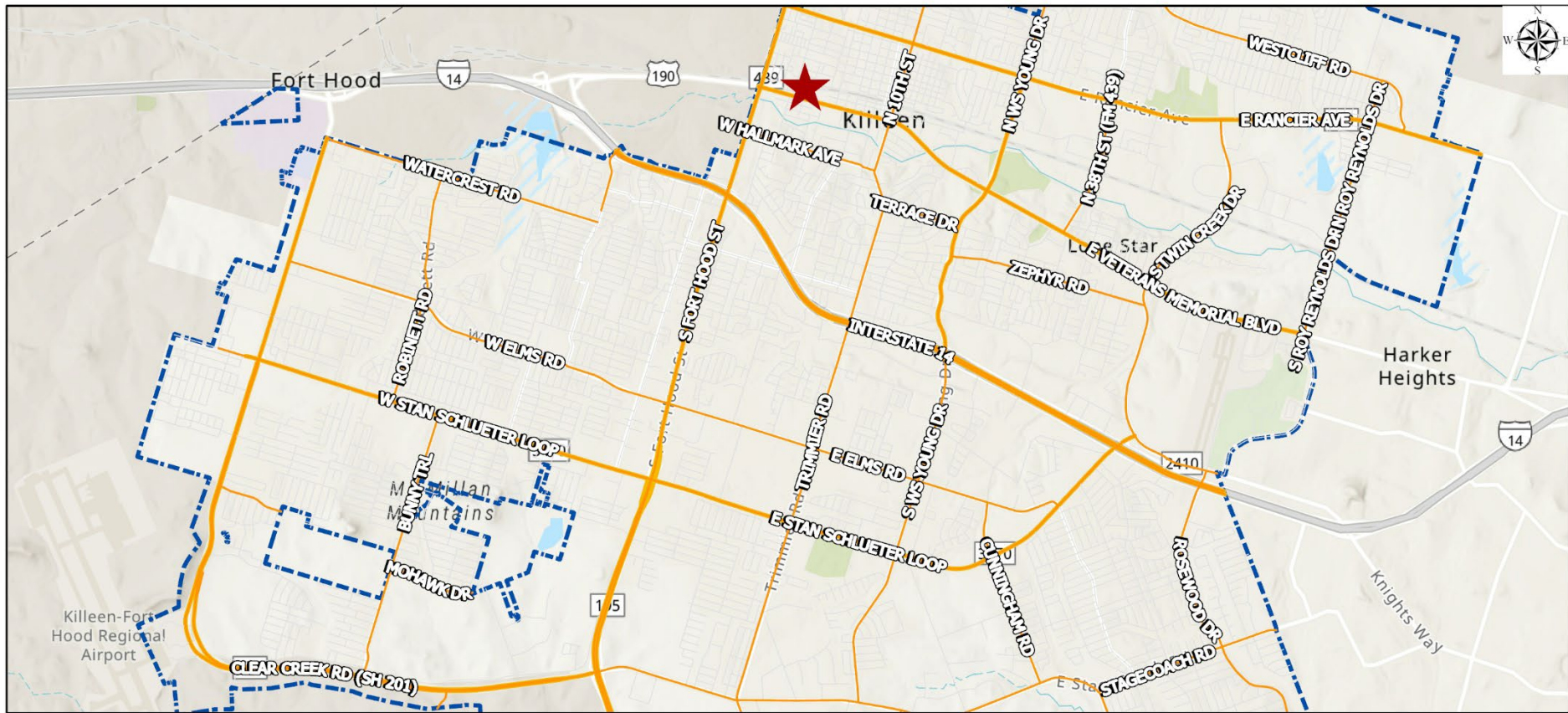
CASE #Z22-25: “B-5” TO “R-3F”

PH-22-045

June 7, 2022

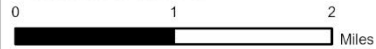
Case #Z22-25 – “B-5” to “R-3F”

- ❑ **HOLD** a public hearing and consider an ordinance requested by Lawrence Passariello on behalf of PCW Investments, LLC (**Case #Z22-25**), to rezone approximately 0.71 acres out of the Norman’s Addition Survey, Block 9, Lots 5 and 6 from “B-5” (Business District) to “R-3F” (Multifamily Residential District).
- ❑ The property is locally addressed as 72 Arlee Street, Killeen, Texas.



LOCATION MAP

Council District: 1



Subject Property Legal Description:

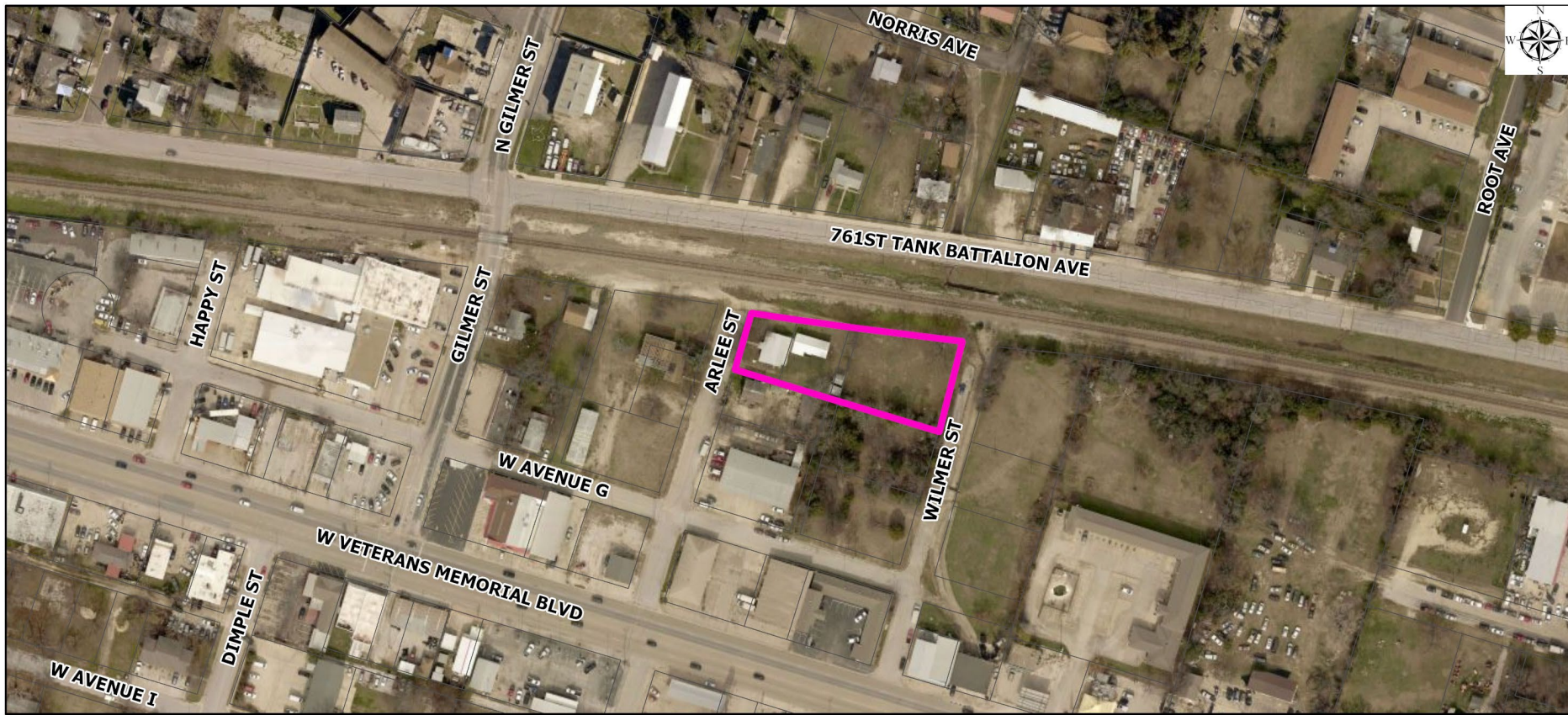
NORMAN'S ADDITION, BLOCK 009, LOT PT 5, (W 1/2 OF 5) & NORMAN'S ADDITION, BLOCK 009, LOT 6, PT 5, (E 1/2 OF 5) & NORMAN'S ADDITION, BLOCK 009, LOT 6, PT 5, (E 1/2 OF 5)

Zoning Case 2022-25

B-5 TO R-3F

Legend

-  Major Roads
-  City Limits
-  Zoning Case Location



AERIAL MAP

Council District: 1



Subject Property Legal Description: NORMAN'S ADDITION, BLOCK 009, LOT PT 5, (W 1/2 OF 5) & NORMAN'S ADDITION, BLOCK 009, LOT 6, PT 5, (E 1/2 OF 5) & NORMAN'S ADDITION, BLOCK 009, LOT 6, PT 5, (E 1/2 OF 5)

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Legend

 Citylimits

 Zoning Case

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- Based on utility account records, residential use of the property was discontinued in 2018.
- Therefore, residential use of the property is considered nonconforming in accordance with Killeen Code of Ordinances Sec. 31-52(e).
- Amending the FLUM and rezoning the property for residential use are necessary to bring the property into conformance with Chapter 31.

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- If approved, the applicant intends to make the existing dwellings on the property available for lease.
- The applicant has submitted a concurrent request to rezone the property from ‘General Commercial’ (GC) to ‘Residential-Commercial Mix’ (RC-MIX).

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- This property is designated as ‘General Commercial’ (GC) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The ‘General Commercial’ (GC) designation encourages the following development types:
 - ▣ Wide range of commercial retail and service uses, at varying scales and intensities;
 - ▣ Office (both large and/or multi-story buildings and small-scale office uses);
 - ▣ Public/institutional; and
 - ▣ Parks and public spaces.

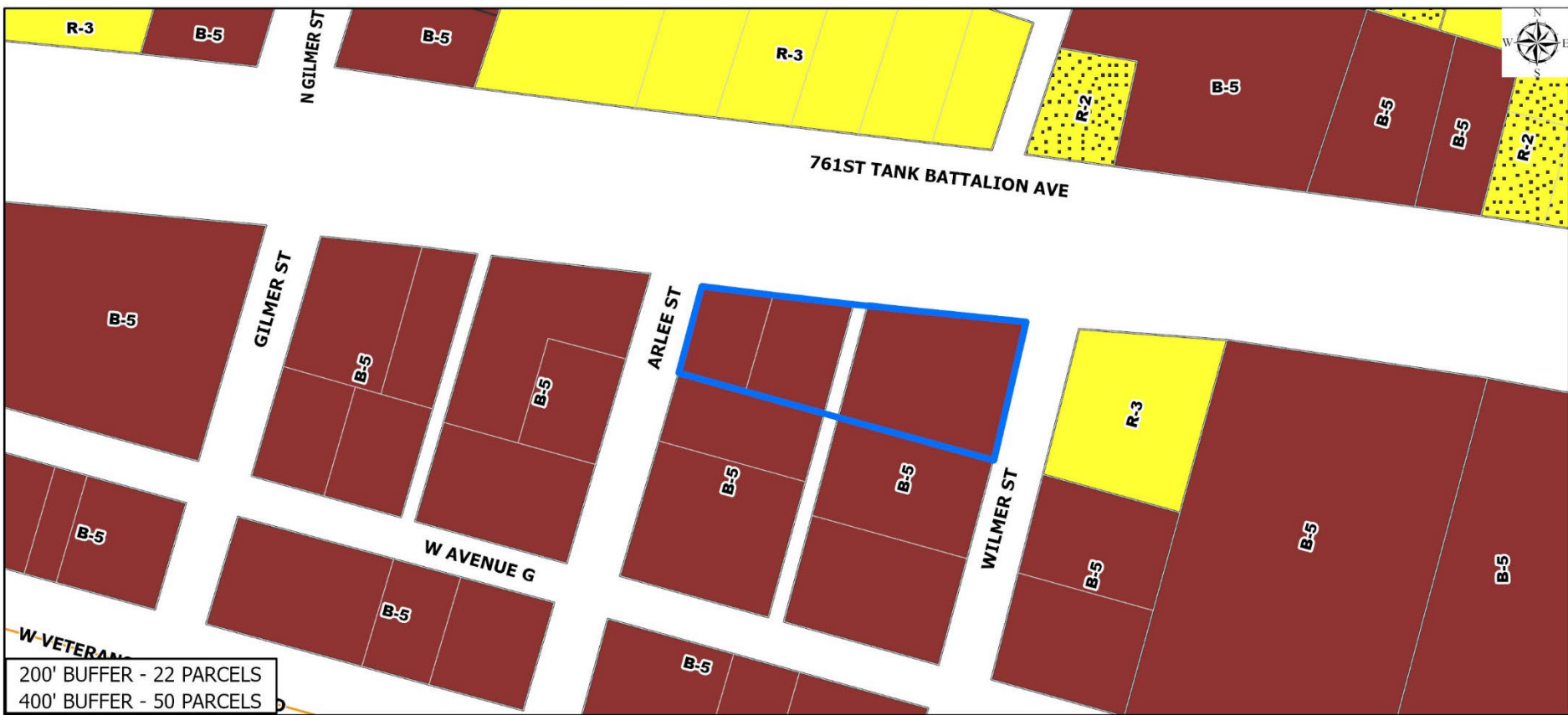
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- If approved, the ‘Residential-Commercial Mix’ (RC-MIX) designation encourages the following development types:
 - ▣ Mix of residential types and densities
 - ▣ Variety of commercial and light industrial activities

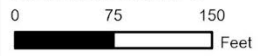
Case #Z22-25 – “B-5” to “R-3F”

- 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 properties as identified on the National Wetlands Inventory.



200' BUFFER - 22 PARCELS
 400' BUFFER - 50 PARCELS

ZONING MAP
 Council District: 1



Zoning Case 2022-25

B-5 TO R-3F

Subject Property Legal Description: NORMAN'S ADDITION, BLOCK 009, LOT PT 5, (W 1/2 OF 5) & NORMAN'S ADDITION, BLOCK 009, LOT 6, PT 5, (E 1/2 OF 5) & NORMAN'S ADDITION, BLOCK 009, LOT 6, PT 5, (E 1/2 OF 5)

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View of the subject property looking east (from Arlee St):



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View of the subject property looking southeast (from across the railroad track):



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View of the adjacent property to the west:



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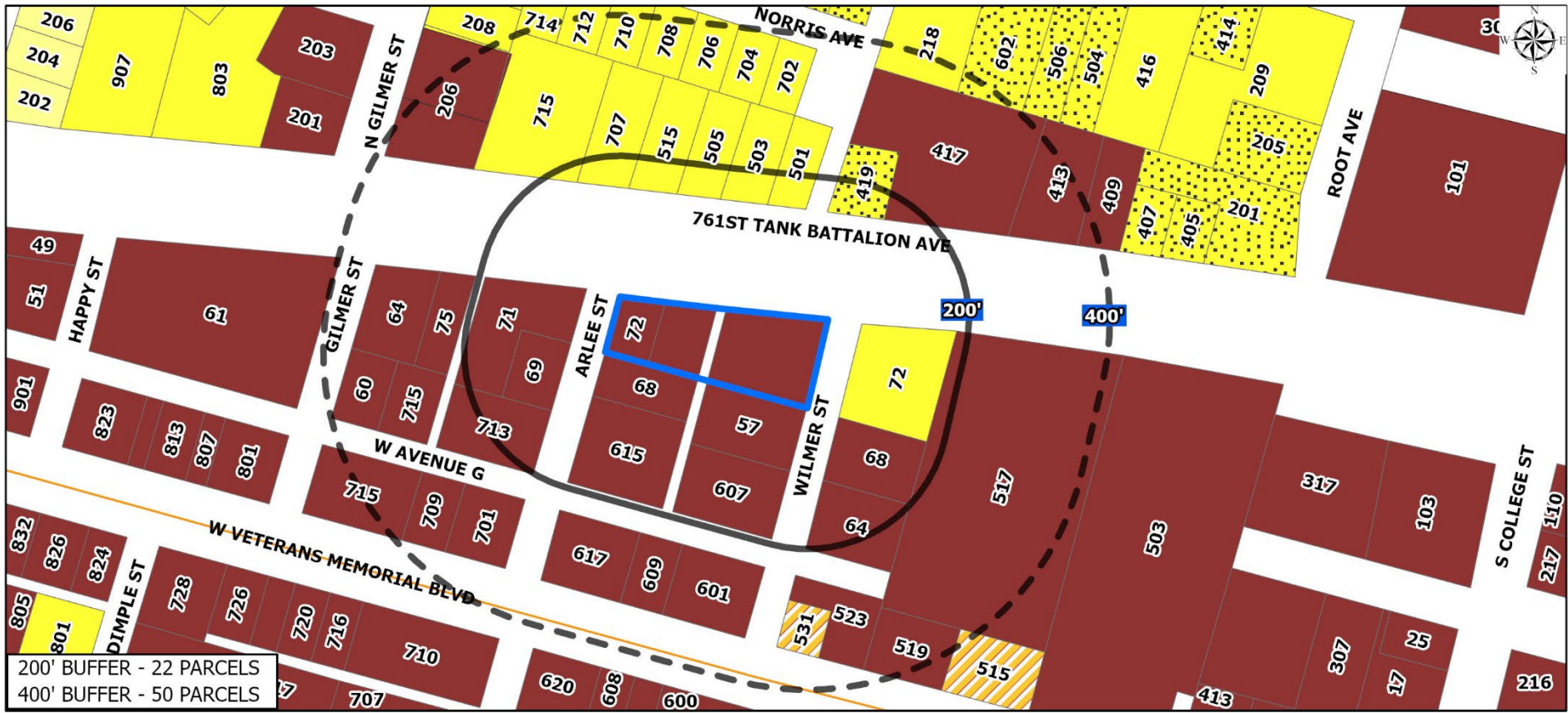
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View of the adjacent property to the south:



Public Notification

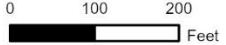
- Staff notified fifty (50) surrounding property owners regarding this request.
- Of those notified, twenty-eight (28) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and nineteen (19) property owners reside outside of Killeen.
- To date, staff has received two (2) written responses in opposition to this request.



200' BUFFER - 22 PARCELS
 400' BUFFER - 50 PARCELS

NOTIFICATION MAP

Council District: 1



Zoning Case 2022-25

B-5 TO R-3F

Legend

- Current Zoning
- B-5
- R-1
- R-2
- RC-1

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Alternatives

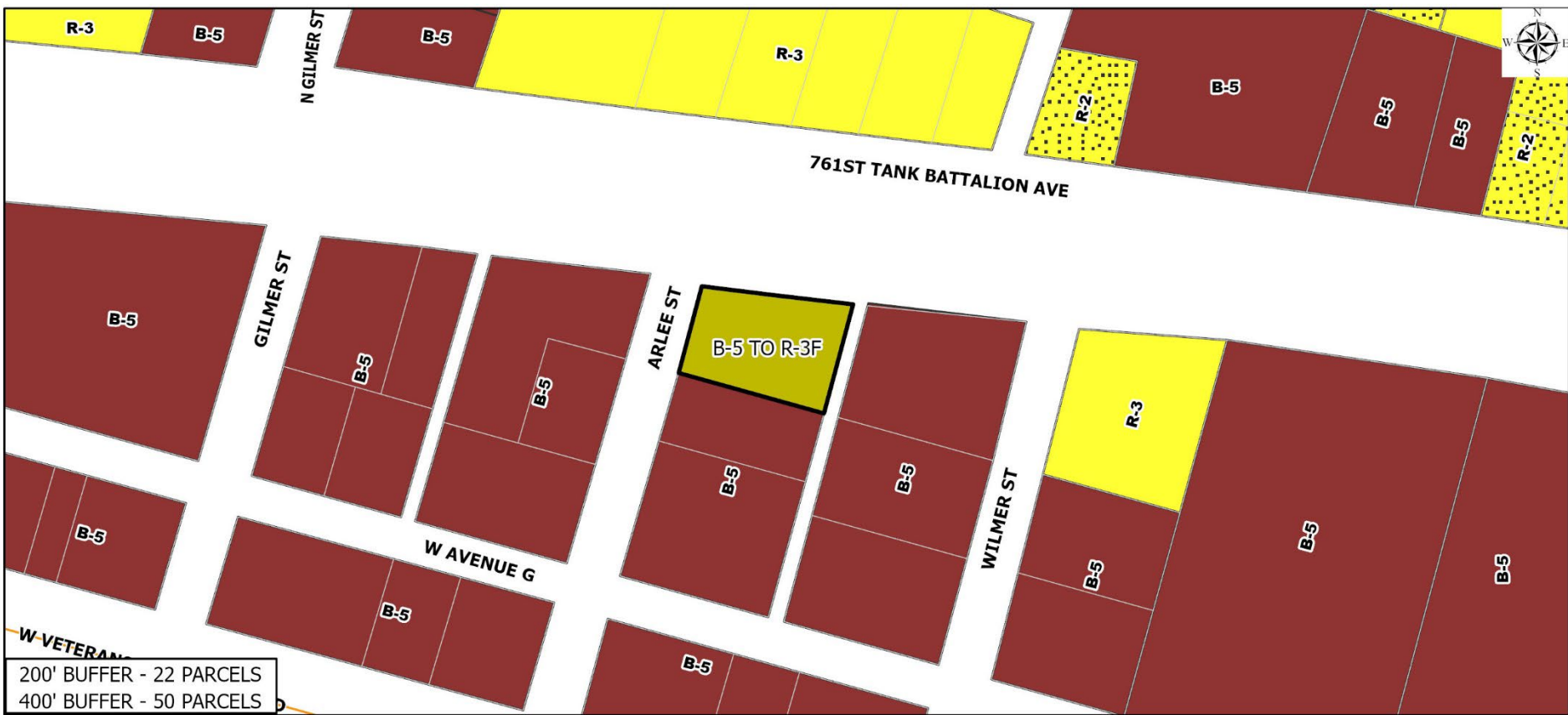
- ❑ The City Council has four (4) alternatives. The Council may:
 - ❑ Disapprove the applicant's zoning request;
 - ❑ Approve a more restrictive zoning district than requested by the applicant;
 - ❑ Approve the request as recommended by staff; or
 - ❑ Approve the applicant's zoning request as presented.

Staff Findings

- Staff is of the determination that rezoning the western portion of the property will allow the legal residential use of the existing dwellings to continue.
- However, staff finds that the undeveloped eastern portion of the property is better suited for non-residential development.

Staff Recommendation

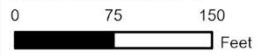
- Staff recommends approval of the applicant's request for "R-3F" Multifamily Residential District) for the portion of the property located west of the unimproved alley, only. Staff recommends that the portion east of the unimproved alley (facing Wilmer Street) remain zoned "B-5" (Business District).



200' BUFFER - 22 PARCELS
 400' BUFFER - 50 PARCELS

STAFF RECOMMENDATION MAP

Council District: 1



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Commission Recommendation

- At their regular meeting on *May 2, 2022*, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 3 to 1 with Commissioner Gukeisen in opposition.
- Commissioner Gukeisen stated he was in support of staff's recommendation.