



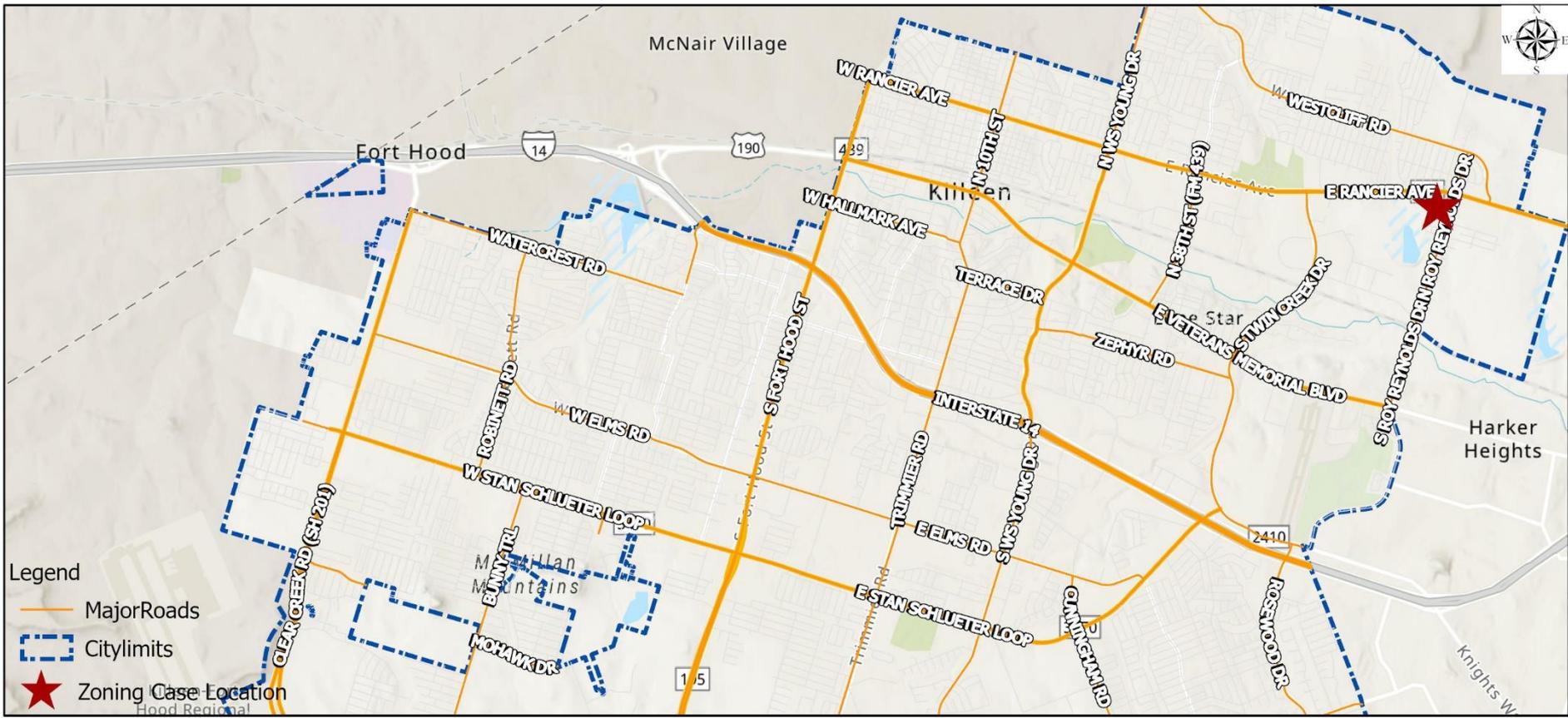
CASE #Z22-15: “B-3” TO “SF-2”

PH-22-026

April 5, 2022

Case #Z22-16 – “B-3” to “SF-2”

- ❑ **HOLD** a public hearing and consider an ordinance requested by Joe Patterson on behalf of Michael Patterson (**Case #Z22-16**) to rezone approximately 3.2562 acres out of the Lakeview Park Phase One, Block 9, Lots 1A, 2A, 3 & 4 and Lakeview Park Subdivision Third Replat, Block 1, Lot 31B, from “B-3” (Local Business District) to “SF-2” (Single-Family Residential District).
- ❑ The properties are locally addressed as 5398, 5400, 5450, 5500, & 5550 Rancier Avenue, Killeen, Texas



- Legend
- Major Roads
 - - - City Limits
 - ★ Zoning Case Location

Attachment #2

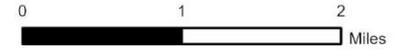
Location Map

Council District: 1

Subject Property Legal Description: LAKEVIEW PARK PHASE ONE, BLOCK 009, LOT 001A,002A, 0003, AND 0004, AND LAKEVIEW PARK SUBDIVISION THIRD REPLAT, BLOCK 001, LOT 031B, 0.563AC

Zoning Case 2022-16

B-3 TO SF-2





Attachment #3

Council District: 1



Subject Property Legal Description: LAKEVIEW PARK PHASE ONE, BLOCK 009, LOT 001A,002A, 0003, AND 0004, AND LAKEVIEW PARK SUBDIVISION THIRD REPLAT, BLOCK 001, LOT 031B, 0.563AC

Zoning Case 2022-16

B-3 TO SF-2

Legend

 Citylimits

 Zoning Case 2022

Case #Z22-16 – “B-3” to “SF-2”

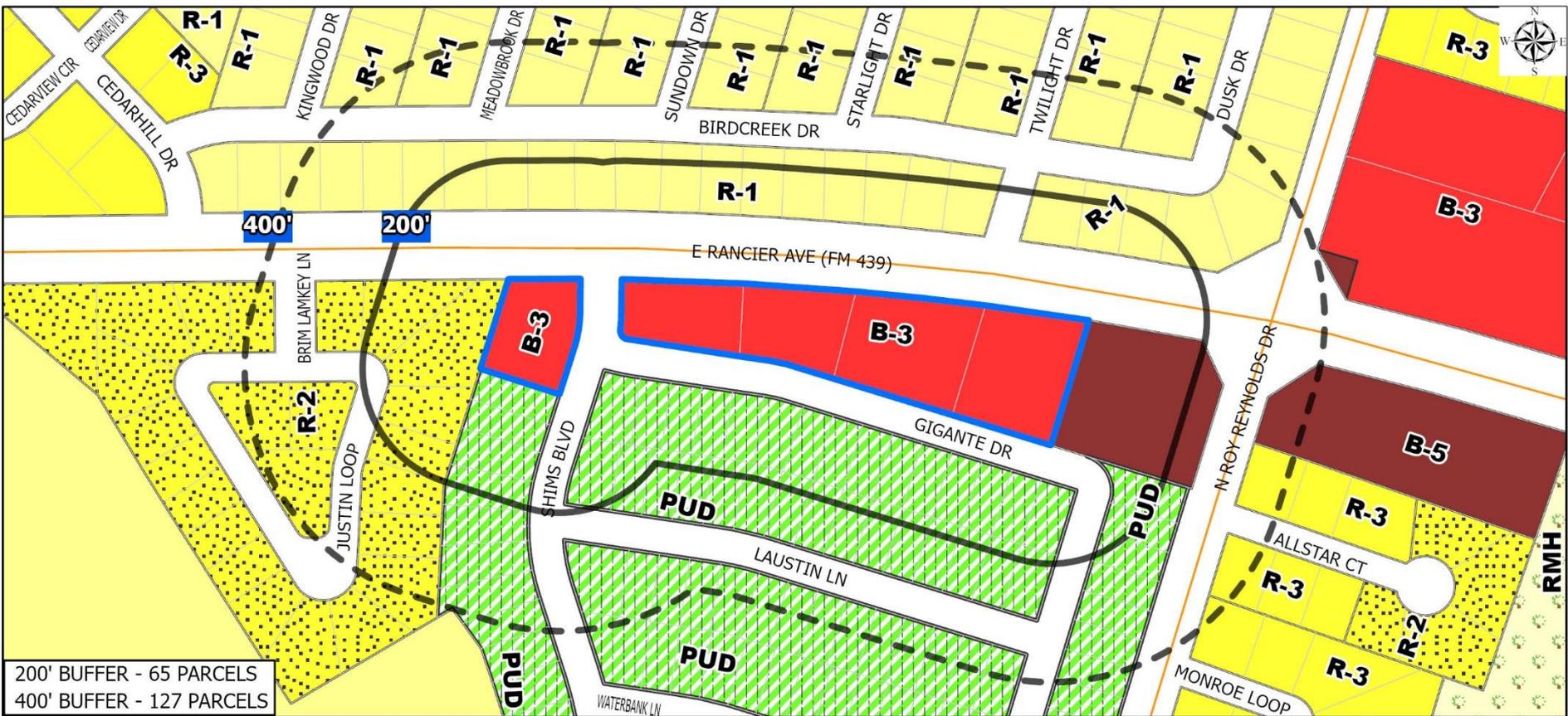
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- If approved, the applicant intends to develop single-family residential lots on the property.
- This request is consistent with the Future Land Use Map (FLUM) of the Comprehensive Plan.
- This property is designated as ‘General Residential (GR) on the Future Land Use Map (FLUM) of the Comprehensive Plan.

Case #Z22-16 – “B-3” to “SF-2”

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- The ‘General Residential’ (GR) designation encourages the following development types:
 - ▣ Detached residential dwellings as a primary focus.
 - ▣ Attached housing types subject to compatibility and open space standards (e.g., duplexes, townhomes, patio homes)
 - ▣ Planned developments, potentially with a mix of housing types and varying densities, subject to compatibility and open space standards.
 - ▣ Public/ institutional
 - ▣ Parks and public spaces



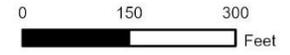
200' BUFFER - 65 PARCELS
 400' BUFFER - 127 PARCELS

Attachment #4
 Zoning Map
 Council District: 1

Zoning Case 2022-16

B-3 TO SF-2

Subject Property Legal Description: LAKEVIEW PARK PHASE ONE, BLOCK 009, LOT 001A,002A, 0003, AND 0004, AND LAKEVIEW PARK SUBDIVISION THIRD REPLAT, BLOCK 001, LOT 031B, 0.563AC



Case #Z22-16 – “B-3” to “SF-2”

- 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.

Case #Z22-16 – “B-3” to “SF-2”

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View of the subject property looking south:



Case #Z22-16 – “B-3” to “SF-2”

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View of the subject property looking east:



Case #Z22-16 – “B-3” to “SF-2”

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Surrounding property to the east:



Case #Z22-16 – “B-3” to “SF-2”

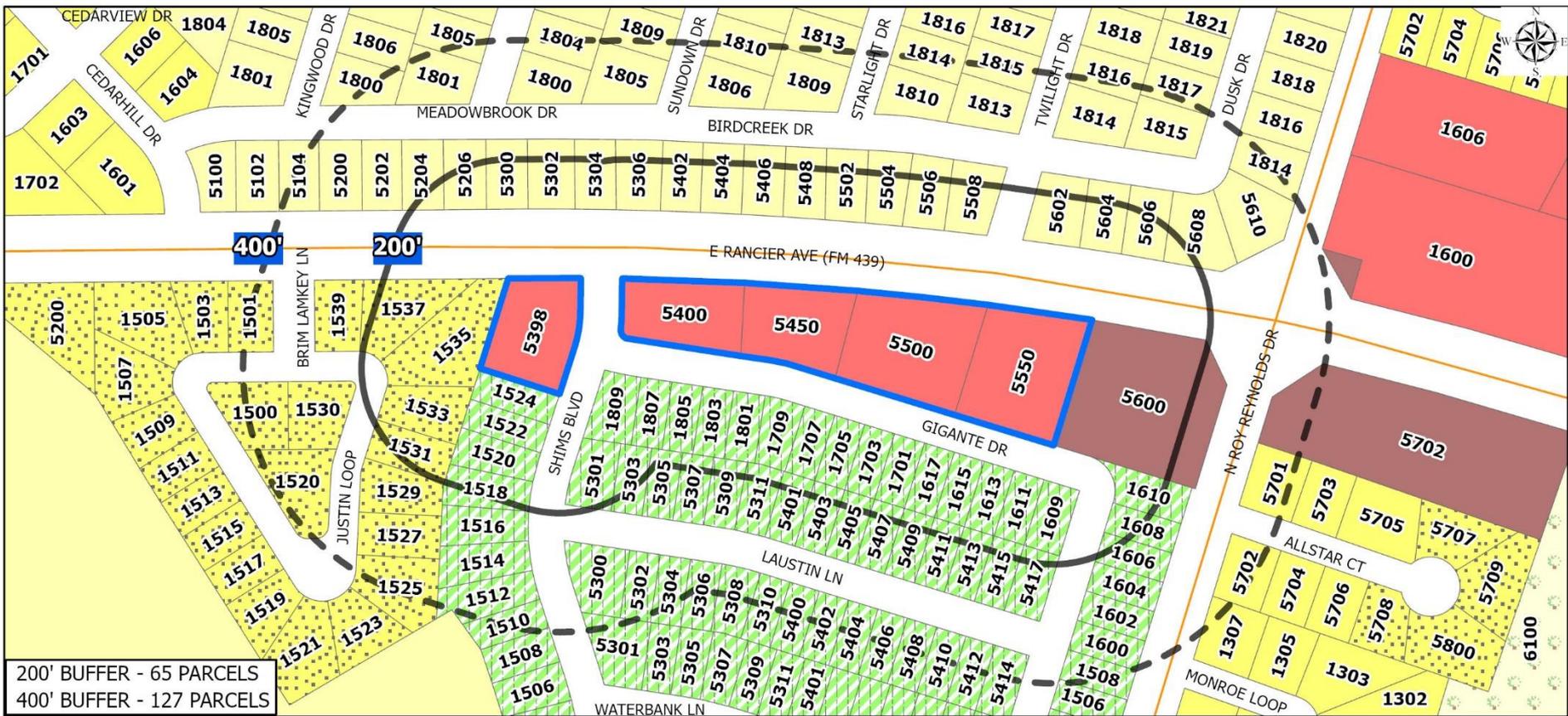
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Surrounding property to the south:



Public Notification

- Staff notified one-hundred and twenty-seven (127) surrounding property owners regarding this request.
- Of those notified, sixty-two (62) properties are located outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and twenty-eight (28) property owners reside outside of Killeen.
- To date, staff has received no written responses regarding this request.



200' BUFFER - 65 PARCELS
 400' BUFFER - 127 PARCELS

Attachment #1
 Council District: 1
 0 150 300
 Feet

Zoning Case 2022-16

B-3 TO SF-2

Subject Property Legal Description: LAKEVIEW PARK PHASE ONE, BLOCK 009, LOT 001A,002A, 0003, AND 0004, AND LAKEVIEW PARK SUBDIVISION THIRD REPLAT, BLOCK 001, LOT 031B, 0.563AC

- Legend**
- B-3
 - B-5
 - PUD
 - R-1
 - R-2
 - R-3
 - RMH

Alternatives

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

Staff Findings

- Staff finds the applicant's request consistent with the surrounding property uses and compatible with the existing land uses and prevailing community character. The character of the area is a predominantly residential with existing single-family homes zoned "SF-2" (Single-Family Residential District) nearby. Further, staff finds that it is unlikely that this property would be developed for commercial use. There is ample undeveloped commercial property on the east side of N. Roy Reynolds for future commercial development.

Staff Recommendation

- Staff recommends approval of the applicant's request to rezone the property from "B-3" (Local Business District) to "SF-2" (Single-Family Residential District) as presented.

Commission Recommendation

- ❑ At their regular meeting on March 7, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 8 to 0.