



CASE #Z22-15: “R-1” TO “R-2”

PH-22-025

April 5, 2022

## Case #Z22-15: “R-1” to “R-2”

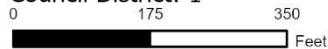
- ❑ **HOLD** a public hearing and consider on ordinance requested by Michael Linnemann (**Case #Z22-15**) to rezone approximately 0.3375 acres out of the Simmons 2nd Subdivision, Block 1, Lot 38, from “R-1” (Single-Family Residential District) to “R-2” (Two-Family Residential District).
- ❑ The property addressed as 3909 Turner Avenue, Killeen, Texas.





Attachment #3

Council District: 1



Subject Property Legal Description: SIMMONS 2ND, BLOCK 001, LOT 0038

# Zoning Case 2022-15

R-1 to R-2

Legend

 Citylimits

 Zoning Case Location

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- This property is designated as ‘Residential Mix’ (R-MIX) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The request is consistent with the Future Land Use Map (FLUM) of the Comprehensive Plan.
- If approved, the applicant intends to develop a duplex on the property.

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- The ‘Residential Mix’ (R-MIX) designation includes areas that were allowed to develop in the past with various housing types and densities intermixed, both on the same block and across streets, often with minimal screening and/or buffering between differing residential intensities. These are auto-oriented areas and should address compatibility and screening/buffering, where possible, as redevelopment occurs.

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- The ‘Residential Mix’ (R-MIX) designation encourages the following development types:
  - ▣ Mix of residential types and densities;
  - ▣ Public/institutional; and
  - ▣ Parks and public spaces.

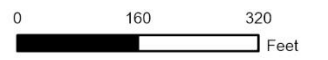


200' BUFFER - 15 PARCELS  
 400' BUFFER - 57 PARCELS

Attachment #5  
 Zoning Map  
 Council District: 1  
 Subject Property Legal Description: SIMMONS 2ND, BLOCK 001, LOT 0038

## Zoning Case 2022-15

### R-1 to R-2





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- 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.

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View of the subject property looking north (from Turner Ave):



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Surrounding property to the west:



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Surrounding property to the east:



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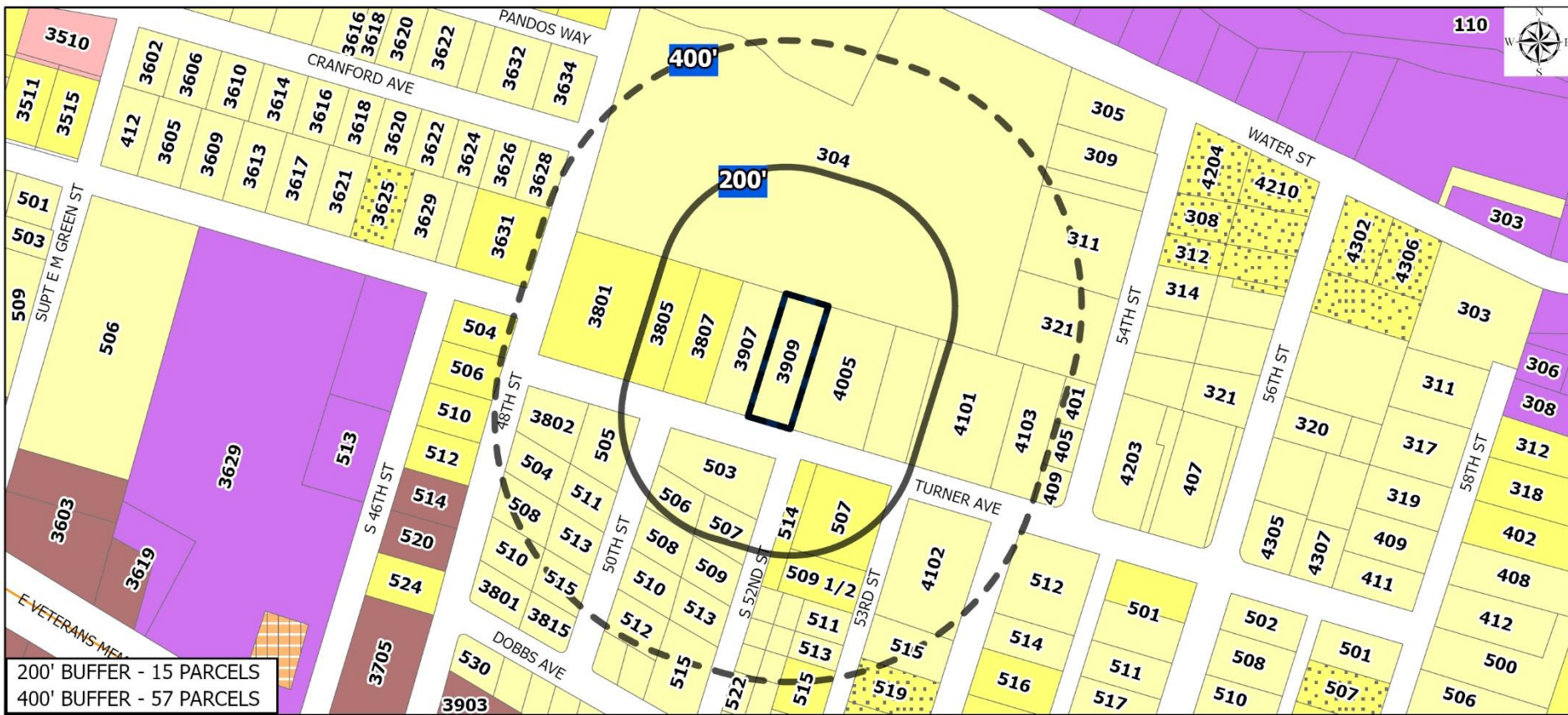
13

Surrounding property to the south (across Turner Ave):



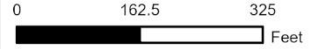
# Public Notification

- Staff notified fifty-five (55) surrounding property owners regarding this request.
- Of those notified, forty-two (42) 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 twelve (12) property owners reside outside of Killeen.
- To date, staff has received four (4) written responses in support of this request, and three (3) written responses in opposition.



200' BUFFER - 15 PARCELS  
 400' BUFFER - 57 PARCELS

Attachment #1  
 Council District: 1



Subject Property Legal Description: SIMMONS 2ND, BLOCK 001, LOT 0038

## Zoning Case 2022-15

R-1 to R-2

<b>Legend</b>	Current Zoning	B-C-1	R-2
	B-2	M-1	R-3
	B-5	R-1	

# Alternatives

- ❑ The City Council has two (2) alternatives. The Council may:
  - ❑ Disapprove the applicant's zoning request; or
  - ❑ Approve the applicant's zoning request as presented.



# Staff Findings

- Staff finds that the request consistent with the FLUM designation of the Comprehensive Plan, which encourages a mix of residential types and densities. The request will provide additional housing options within the neighborhood.
- Staff finds that the applicant's request is compatible with the adjacent surrounding uses and prevailing community character. The character of the area is predominantly residential. There are existing four-plexes located approximately seventy (70) feet to the west of the subject property.

# Staff Recommendation

- Staff recommends approval of the applicant's request to rezone the property from "R-1" (Single-Family Residential District) to "R-2" (Two-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.