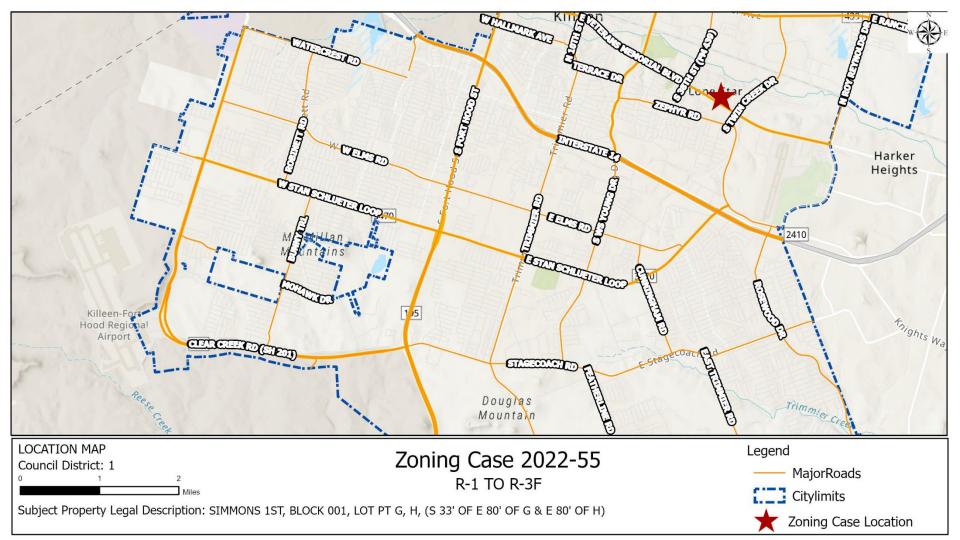
PH-23-005 January 17, 2023

CASE #Z22-55 "R-1" TO "R-3F"

Case #Z22-55 – "R-1" to "R-3F"

HOLD a public hearing and consider an ordinance requested by Joel Davis on behalf of JTERRIS, LLC (Case #Z22-55) to rezone Lot PT G, H, Block 1, Simmons 1st, from "R-1" (Single-Family Residential District) to "R-3F" (Multifamily Residential District).

The property is locally addressed as 519 53rd Street, Killeen, Texas.





AERIAL MAP

Council District: 1

0 100 200

Zoning Case 2022-55

R-1 TO R-3F

Legend
Citylimits
Zoning Case

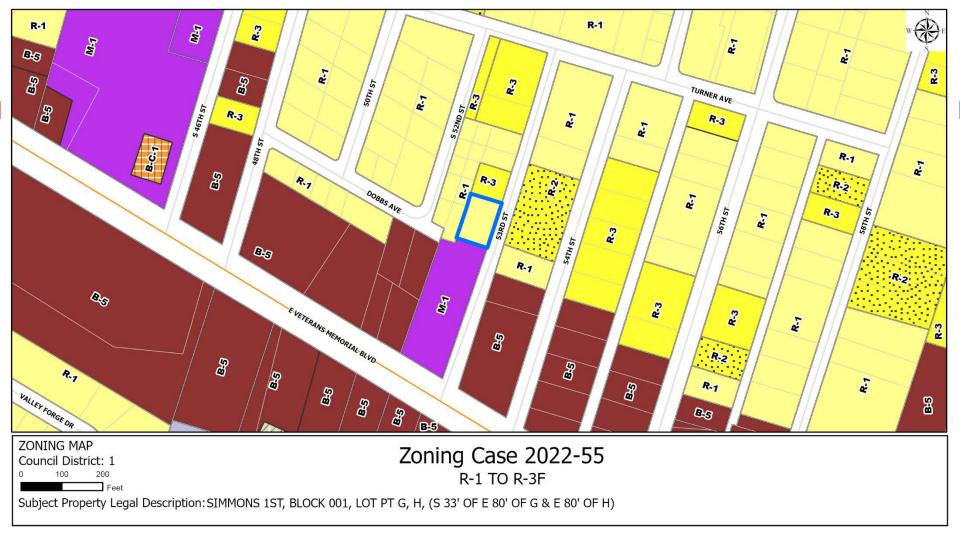
Subject Property Legal Description: SIMMONS 1ST, BLOCK 001, LOT PT G, H, (S 33' OF E 80' OF G & E 80' OF H)

Case #Z22-55 – "R-1" to "R-3F"

- 5
- If approved, the applicant intends to retain the existing 4-plex on the property. The purpose of this request is to obtain financing and insurance for the property, and to ensure that the existing structure may be rebuilt in the event of a disaster.

Chapter 31 Compliance

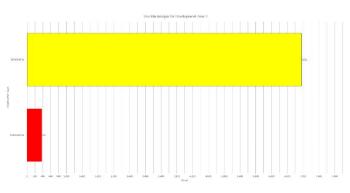
□ In accordance with Killeen Code of Ordinances Sec. 31-255.1(a), multifamily structures containing three (3) or four (4) separate dwelling units are allowed by right in the "R-3F" (Multi-Family Residential) zoning district. The current structure is currently considered a legal non-conforming use, which is subject to Killeen Code of Ordinances Sec. 31-51. The intent of this request is to bring the existing structure into conformance with the zoning ordinance.



Comprehensive Plan Analysis – Neighborhood Analysis

- 8
- Growth Sector 'Neighborhood Infill'
- □ Killeen Development Zone #2
- Approximately 5% non-residential and 95% residential uses of current land use mix.
- Approximately 33% non-residential zoning districts and 67% residential zoning districts
- C 'Residential Mix' promotes a use mix of up to 25% non-residential and 95% residential uses.





Comprehensive Plan Analysis

- 9
- The 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
 - LU3 Encourage incremental evolution of neighborhoods
 - □ NH7 Shift the market to include existing housing
 - LU3.2 recommends rezoning properties in areas which need revitalization to more flexible zoning districts.

Environmental Assessment

- 10
- 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 #Z22-55 - "R-1" to "R-3F"

View of the subject property looking west:



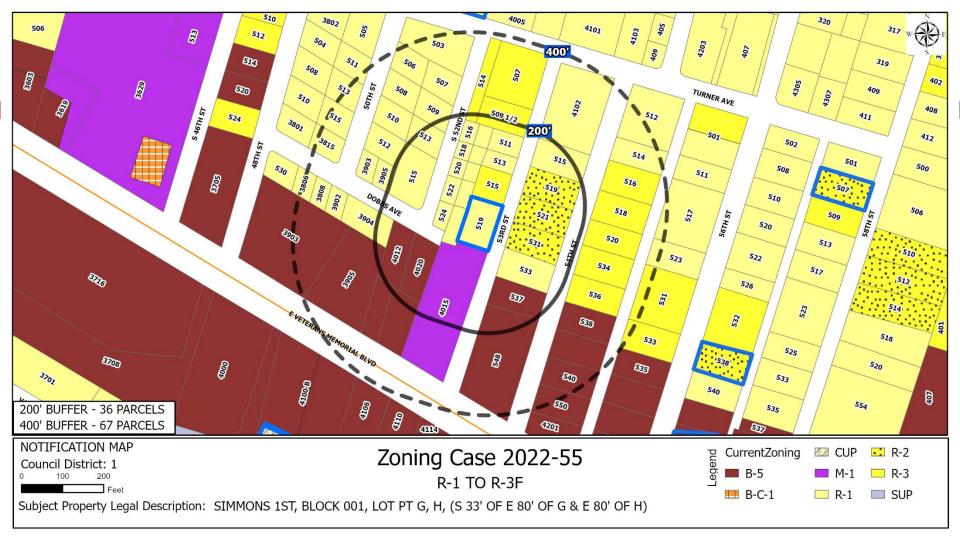
Case #Z22-55 - "R-1" to "R-3F"

View of the surrounding property to the east:



Public Notification

- Staff notified sixty-six (66) surrounding property owners regarding this request.
- Of those notified, thirty-two (32) reside outside of the 200foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and twenty-five (25) property owners reside outside of Killeen.
- To date, staff has received no written responses regarding this request.



Alternatives

- The Planning and Zoning Commission may:
 - Recommend disapproval of the applicant's request;
 - Recommend approval of a more restrictive zoning district; or
 - Recommend approval of the applicant's request as presented.

Alternatives

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

Staff Recommendation

- 17
- Staff finds that the request is 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 "R-3F" (Multifamily Residential District).

Commission Recommendation

At their regular meeting on December 5, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 7 to 0.