



CASE #Z24-28: “B-5” TO “R-1”

PH-24-048

December 3, 2024

Case #Z24-28: “B-5” to “R-1”

- **HOLD** a public hearing and consider a City-initiated request (**Case #Z24-28**) to rezone part of Lot 3, Block 55, Killeen Original, from “B-5” (Business District) to “R-1” (Single-Family Residential District).
- The subject property is locally addressed as 113 West Avenue B, Killeen, Texas.

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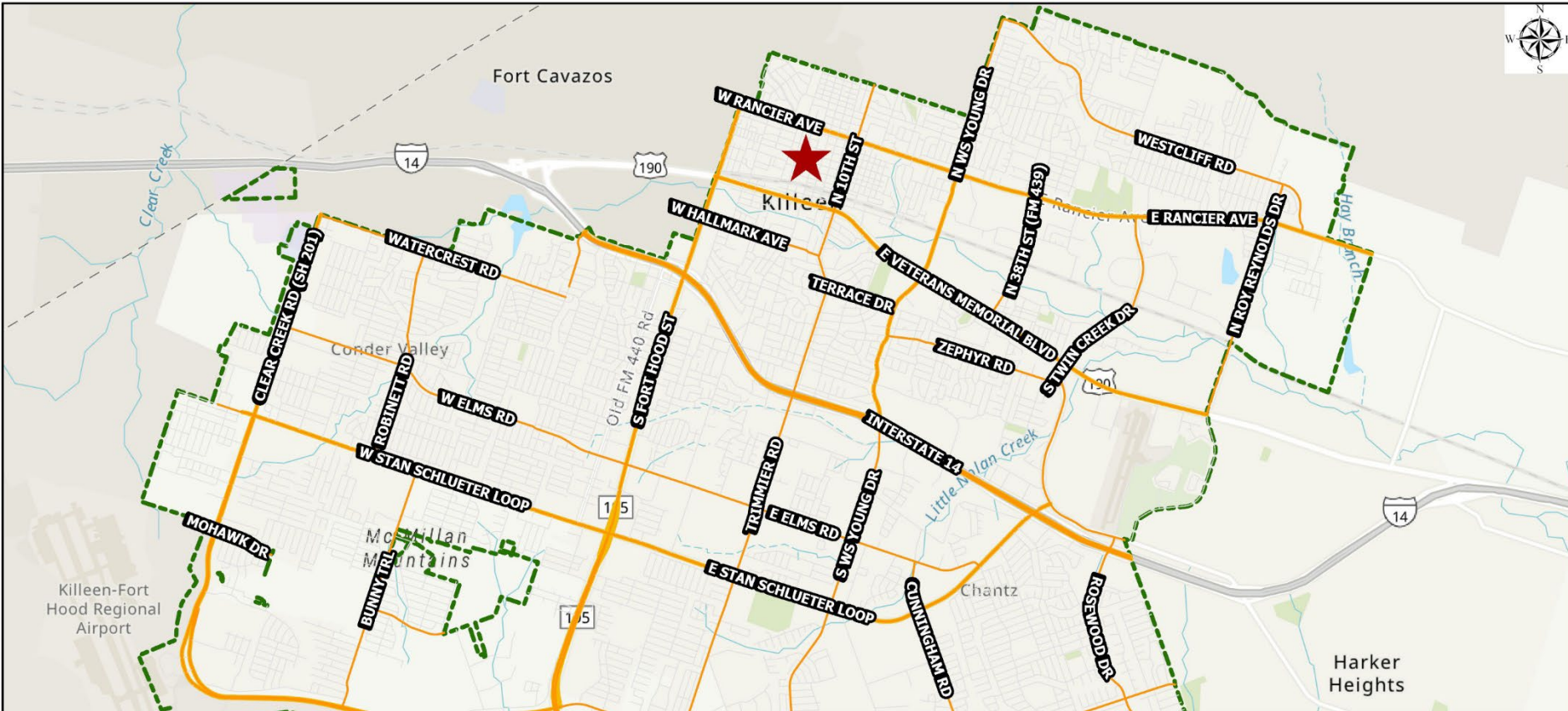
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- This request has been initiated by City staff. The intent of this initiative is to assist property owners by rezoning legal nonconforming properties to establish the current residential use of the properties as conforming with the City of Killeen’s zoning and land use regulations.

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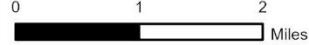
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- In doing so, the goal is to ensure that property owners are better positioned to sell or refinance their property in the future, should they choose to do so.
- This rezoning initiative will have no negative impacts on this property, nor will it affect the property values in any way.



LOCATION MAP

Council District: 1



Subject Property Legal Description: KILLEEN ORIGINAL, BLOCK 055, LOT PT3, (W110' OF 3), ACRES .316

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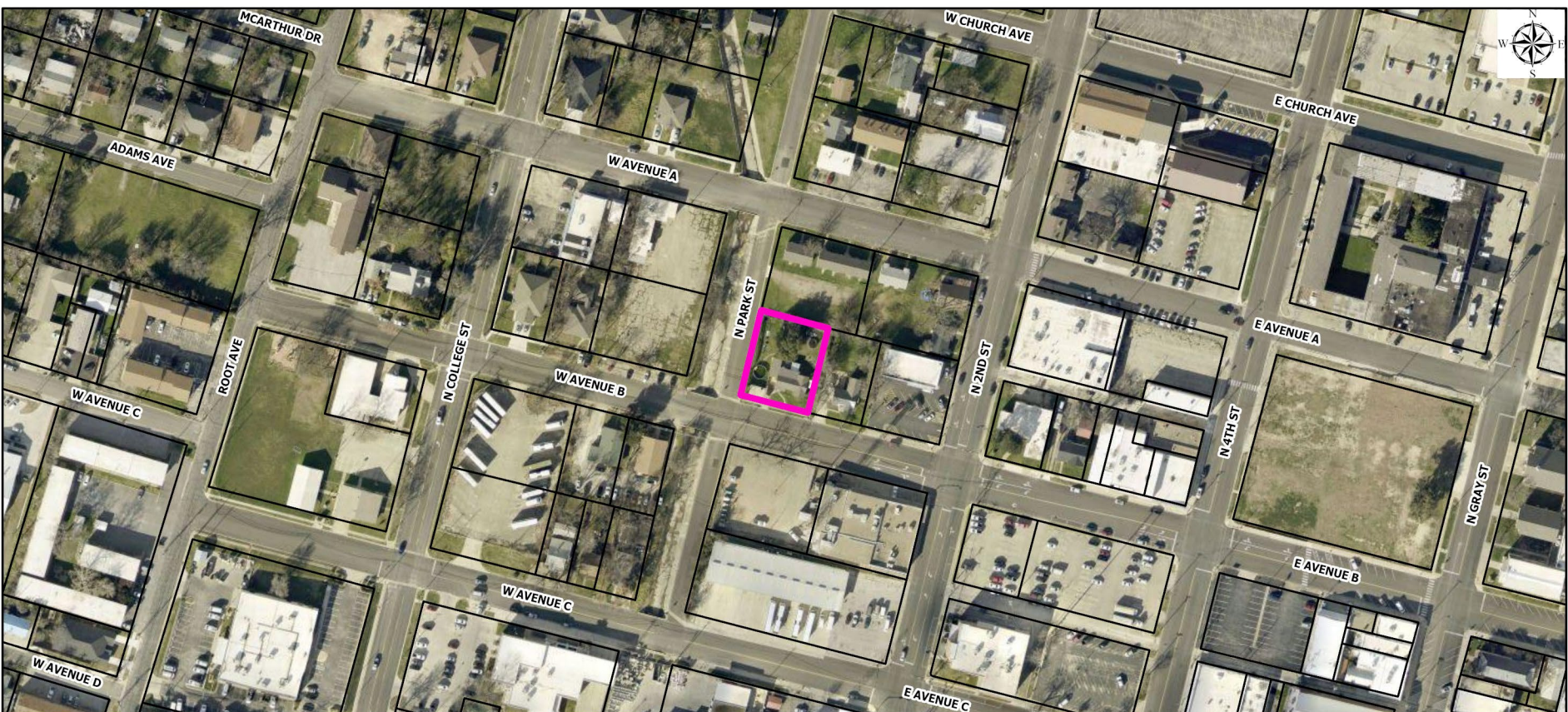
B-5 TO R-1

Legend

— Major Roads

City Limits

★ Zoning Case Location



AERIAL MAP
Council District: 1



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B-5 TO R-1

Legend
 Citylimits

Subject Property Legal Description: KILLEEN ORIGINAL, BLOCK 055, LOT PT3, (W110' OF 3), ACRES .316

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Subject property looking north:



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Subject property looking south:



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Subject property looking east:



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Subject property looking west:



Comprehensive Plan Analysis

- The subject property is designated ‘Urban Village’ on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The ‘Urban Village’ place type promotes up to 80% non-residential and up to 40% residential uses.
- Is intended to be a bustling center of activity with active streets and a focus on people walking and cycling. It is also one of the most fiscally resilient place types.
- Staff finds that the request is consistent with the ‘Urban Village’ place type.

Comprehensive Plan Analysis

- ❑ This parcel is in the 'Infill & Enhance' sector on the Growth Sector Map.
- ❑ Parcels in this sector have existing development and full service, but are located in areas where additional population, higher development intensities, and integration of uses is desired.
- ❑ This sector is primarily located in downtown and the neighborhoods immediately around it.
- ❑ Growth policies for this area should support infill, redevelopment, and infrastructure projects and accommodate more residents and small businesses while improving walkability.

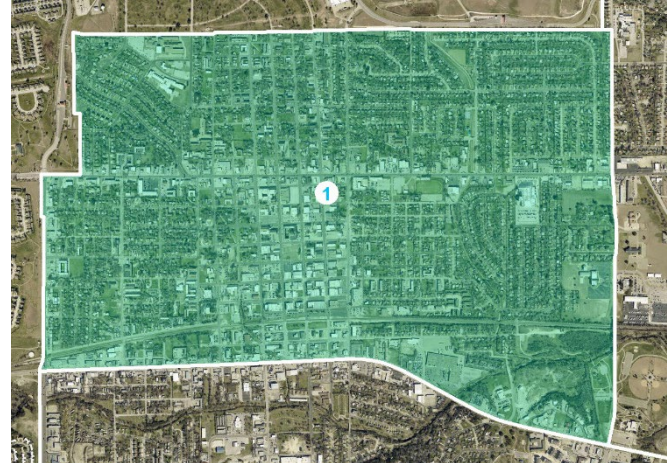
Comprehensive Plan Analysis

- This request supports or furthers the following Killeen 2040 Comprehensive Plan recommendations:
 - ▣ **LU3** – Encourage incremental evolution of neighborhoods.
 - ▣ **LU4** – Prioritize infill and revitalization in north Killeen.
 - ▣ **NH6** – Shift the market to include existing housing.

Development Zone Analysis

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- ❑ The property is located within Killeen Development Zone #1.
- ❑ The current land use mix within this area is comprised of 66.38% residential and 33.17% of non-residential uses.
- ❑ Zoning district breakdown:
 - ▣ Special Districts 0.13%
 - ▣ Residential 66.25%
 - ▣ Industrial 5.85%
 - ▣ Commercial 27.32%
 - ▣ Agricultural 0.45%



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- Water, sanitary sewer, and drainage utility service will be provided by the City of Killeen.
- Ingress and Egress to the property is available via N. Park St. (85’ wide ROW) and W. Avenue B (75’ wide ROW). Both streets are considered local streets. Local traffic due to the proposed zoning change is not expected to change significantly.
- A traffic impact analysis is not required at this time and will be reevaluated if redevelopment occurs.

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- There are no proposed trails or proposed parks on or near this site. Parkland dedication, fees in lieu of, and parkland development fees will not be required, as the property is already developed.
- The property is within a Zone X FEMA-regulatory Special Flood Hazard Area (SFHA).

Public Notification

- Staff notified thirty-eight (38) surrounding property owners regarding this request.
- Of those property owners notified, twenty-eight (28) reside outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by the Council, and fifteen (15) live outside Killeen.
- To date, staff has received no written responses regarding this request.



200' BUFFER - 11 PARCELS
 400' BUFFER - 39 PARCELS

PROPERTY ID MAP
 Council District: 1
 0 200 400
 Feet

Zoning Case 2024-28

B-5 TO R-1

Subject Property Legal Description: KILLEEN ORIGINAL, BLOCK 055, LOT PT3, (W110' OF 3), ACRES .316

Legend

Current Zoning	B-5	R-3
B-3	M-1	R-3A
B-4	R-2	SUP

Staff Findings

- Staff finds that the applicant's request is consistent with the recommendations outlined in the Killeen 2040 Comprehensive Plan.
- Staff is of the determination that the request is consistent with the character of the surrounding area. Approval of the applicant's request would have no negative impacts on the surrounding properties.

Staff Recommendation

- Therefore, staff recommends approval of the applicant's request to rezone the subject property from "B-5" (Business District) to "R-1" (Single-Family Residential District).

Commission Recommendation

- At their regular meeting on October 14, 2024, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 5 to 0.