



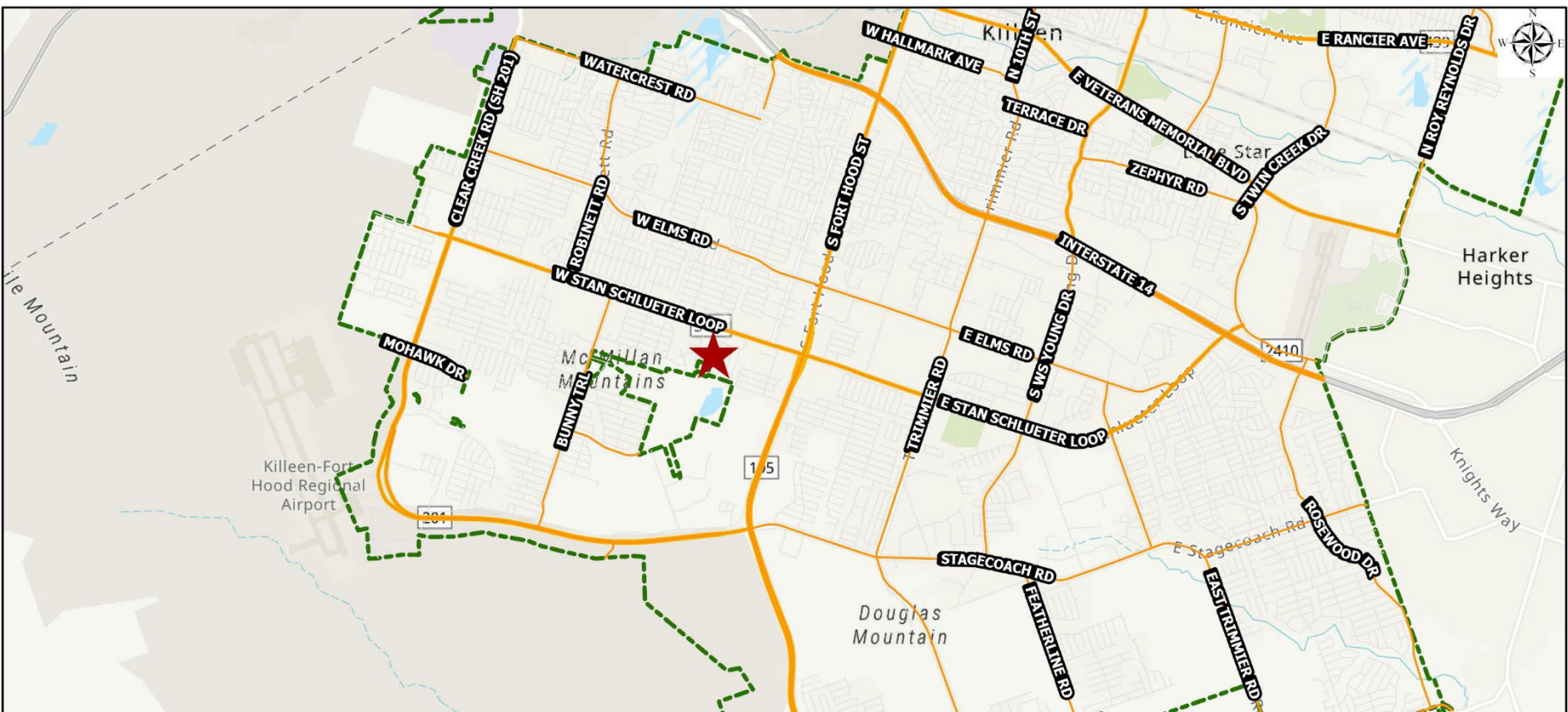
CASE #Z23-30: “R-1” TO “R-2”

PH-24-004

February 13, 2024

Case #Z23-30: “R-1” to “R-2”

- ❑ **HOLD** a public hearing and consider a request submitted by Quintero Engineering, LLC on behalf of A & T Construction, LLC (**Case #Z23-30**) to rezone approximately 7.40 acres out of the W. L. Harris Survey, Abstract No. 1155, from “R-1” (Single-Family Residential District) to “R-2” (Two-Family Residential District).
- ❑ The property is located south of W. Stan Schlueter Loop and east of the Eagle Valley Subdivision, Killeen, Texas.



LOCATION MAP

Council District: 4

0 1 2 Miles

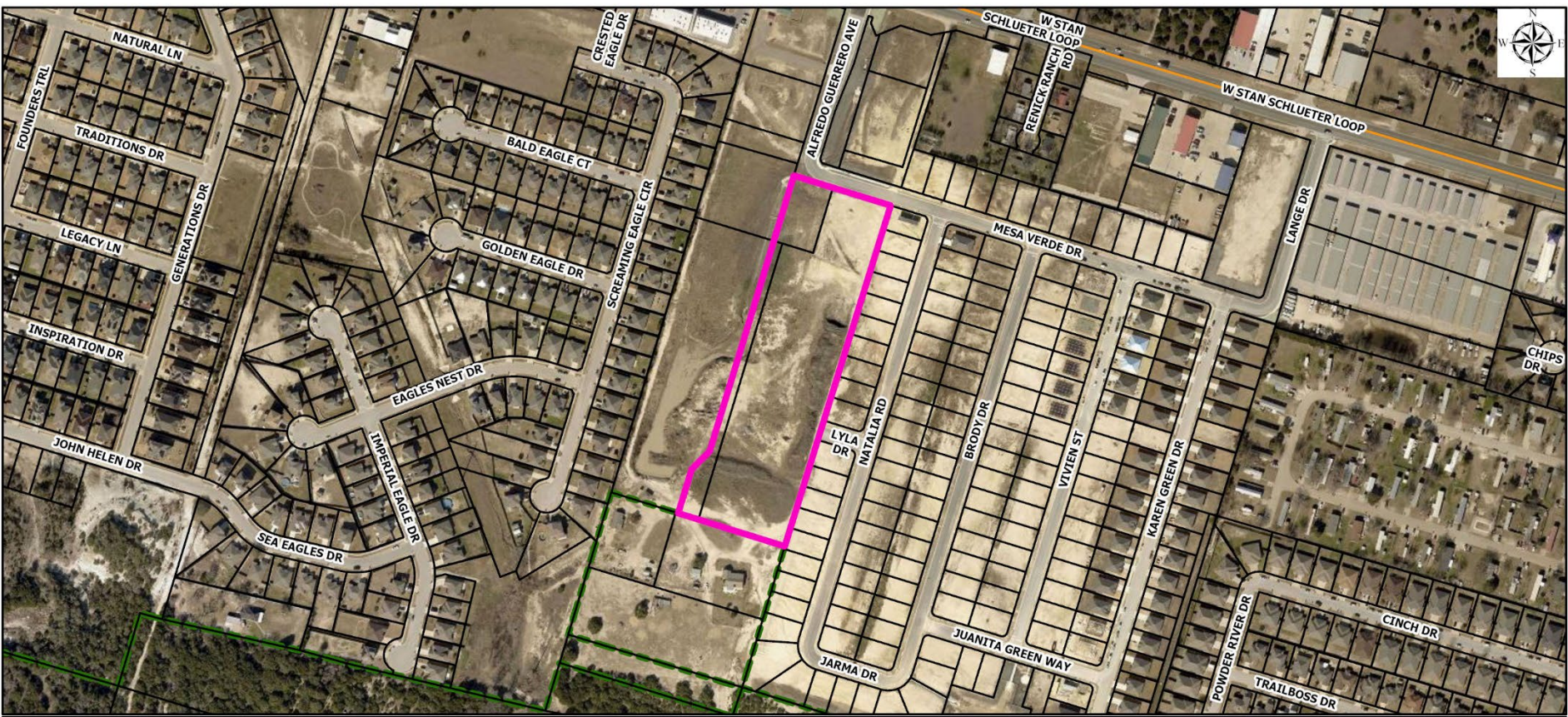
Subject Property Legal Description: A1155BC W L HARRIS, ACRES 7.4

Zoning Case 2023-30

R-1 TO R-2

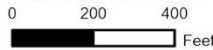
Legend

- Major Roads
- City Limits
- Zoning Case Location



AERIAL MAP

Council District: 4

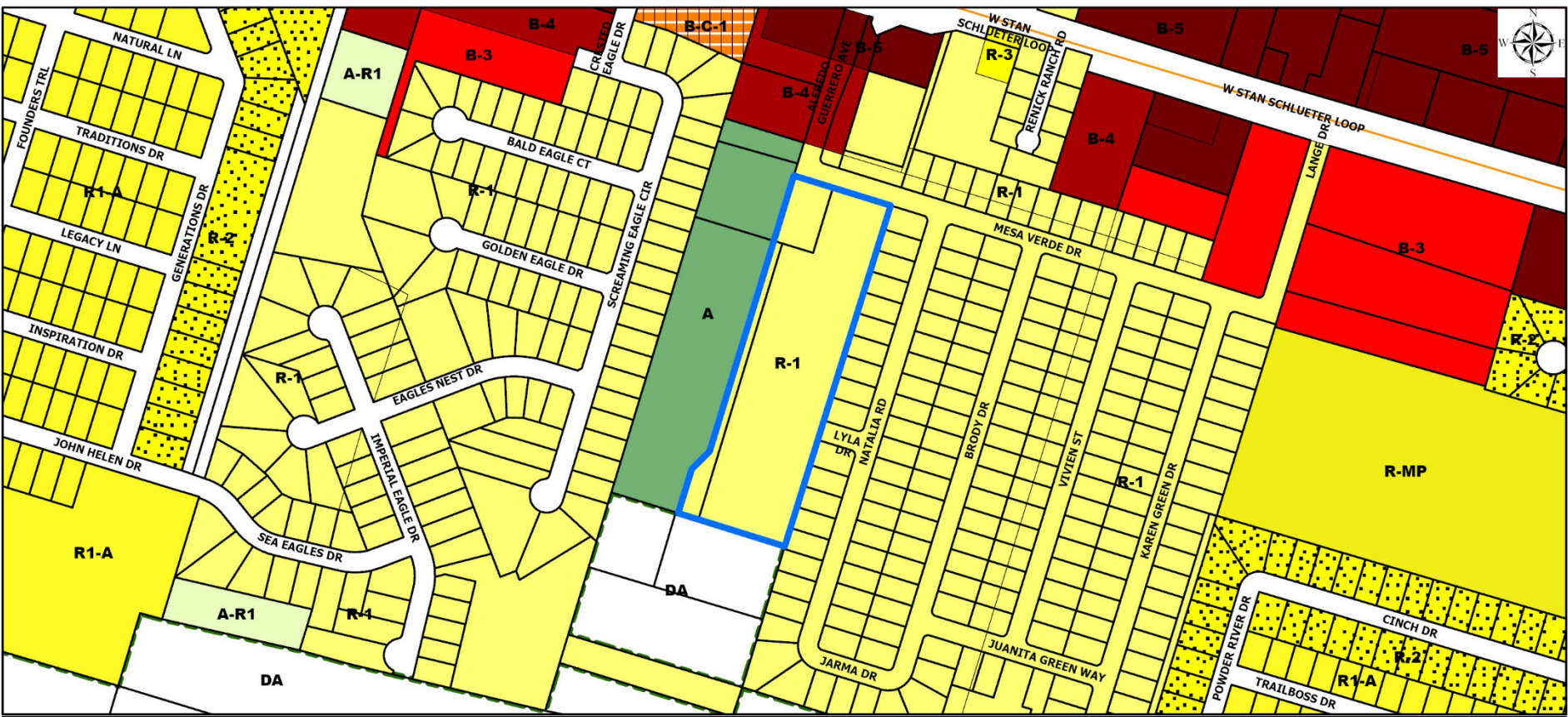


Subject Property Legal Description: A1155BC W L HARRIS, ACRES 7.4

Zoning Case 2023-30

R-1 TO R-2

Legend
 Citylimits



ZONING MAP
Council District: 4
0 200 400 Feet
Subject Property Legal Description: A1155BC W L HARRIS, ACRES 7.4

Zoning Case 2023-30

R-1 TO R-2

Case #Z23-30: “R-1” to “R-2”

6

View of the subject property facing west:



Case #Z23-30: “R-1” to “R-2”

7

View of the subject property facing east:



Comprehensive Plan Analysis

8

- The subject property is designated 'Traditional Neighborhood' on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- A traditional neighborhood recreates the pre-suburban development pattern with smaller lots, smaller setbacks, shorter blocks, diverse housing typologies and a mix of uses.
- The 'Traditional Neighborhood' place type' promotes up to 50% non-residential and up to 80% residential uses.
- Staff finds that the applicant's request is consistent with the 'Traditional Neighborhood' place type.

Comprehensive Plan Analysis

9

- The property is designated 'Controlled Growth' on the Growth Sector Map (FLUM) of the Comprehensive Plan.
- The 'Controlled Growth' sector includes areas in the city limits and approved Municipal Utility Districts (MUDs) with close access to city infrastructure in close proximity.
- Development proposed in this sector will be evaluated for adherence to the Big Ideas and Recommendations of the plan, particularly those related to housing and neighborhood options, and improve Killeen's fiscal health and sustainability.

Comprehensive Plan Analysis

10

- This request supports or furthers the following Killeen 2040 Comprehensive Plan recommendations:
 - ▣ **LU2** – Improve the fiscal productivity of development.
 - ▣ **LU3** – Encourage incremental evolution of neighborhoods.
 - ▣ **NH4** – Build complete neighborhoods.

Development Zone Analysis

11

- ❑ The property is located within Killeen Development Zone #5.
- ❑ Current land use mix within this area comprises approximately:
 - ❑ 36% non-residential uses
 - ❑ 64% residential uses
- ❑ Zoning district breakdown:
 - ❑ 7% non-residential zoning districts
 - ❑ 93% residential zoning districts



Parkland Dedication Analysis

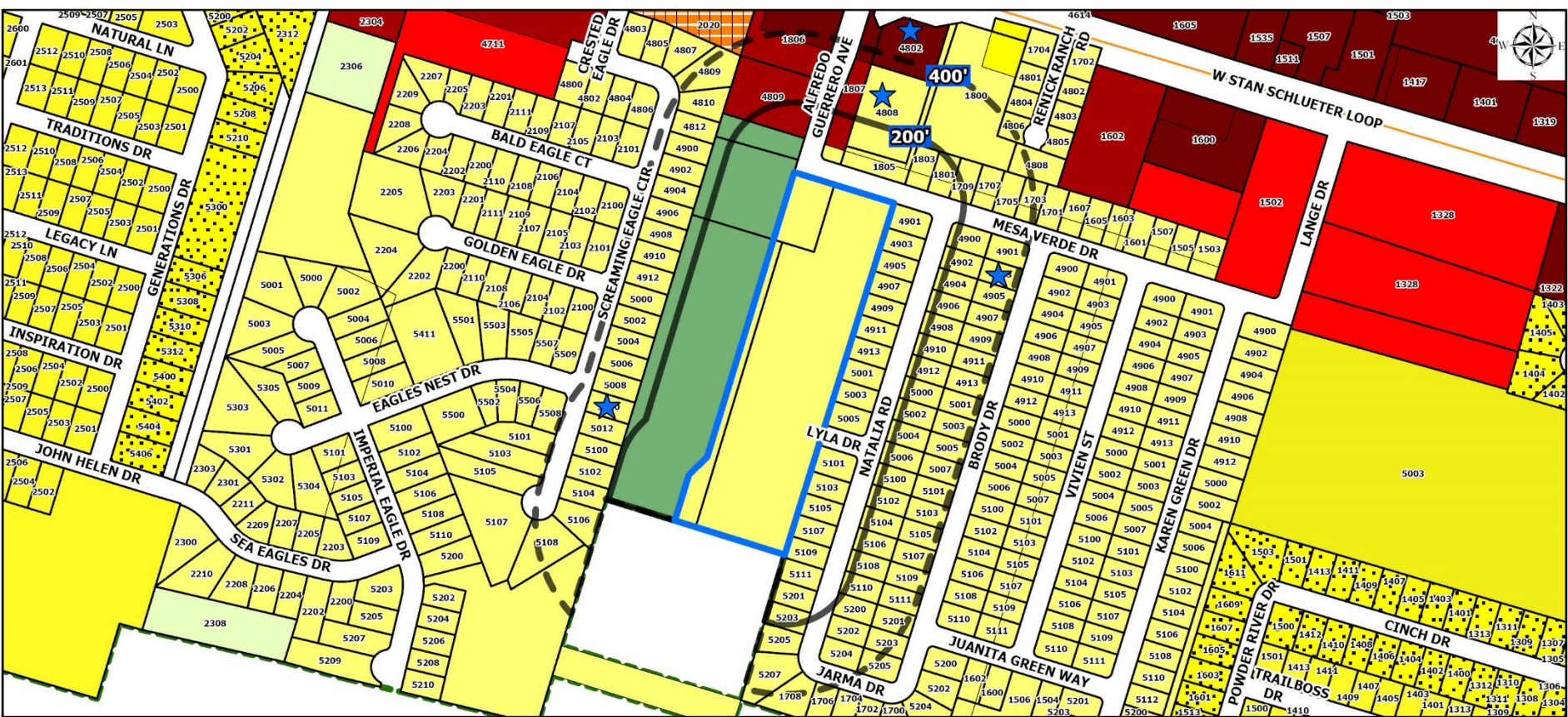
12

- If the zoning request is approved, the development will be required to comply with the requirements of the City's parkland dedication and development ordinance.
- For a development of sixty (60) duplex units, parkland dedication fees would be as follows:
 - ▣ Fees-in-lieu of parkland dedication: \$39,000
 - ▣ Park development fees: \$15,000
 - ▣ Total parks fees: \$54,000

Public Notification

13

- Staff notified one hundred and six (106) surrounding property owners regarding this request.
- Of those property owners notified, sixty (60) reside outside the 200-foot notification boundary required by the State but within the 400-foot notification boundary required by the Council, and twelve (12) live outside Killeen.
- To date, staff has received three (3) written responses in opposition to this request.



NOTIFICATION MAP

Council District: 4

0 200 400 Feet

Subject Property Legal Description: A1155BC W L HARRIS, ACRES 7.4

Zoning Case 2023-30

R-1 TO R-2

Legend

Current Zoning	B-4	R-2	★ Opposition
A	B-5	R-3	
A-R1	B-C-1	R-MP	
B-3	R-1	R1-A	

Staff Findings

15

- Staff is of the determination that the applicant's request is consistent with the recommendations of the Killeen 2040 Comprehensive Plan, as indicated in the Comprehensive Plan Analysis.
- However, staff finds that the applicant's request is not consistent with the single-family the character of the surrounding area.

Staff Recommendation

16

- ❑ Therefore, staff recommends disapproval of the applicant's request to rezone the subject property from "R-1" (Single Family Residential District) to "R-2" (Two-Family Residential District).

Commission Recommendation

17

- ❑ At their regular meeting on December 18, 2023, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 7 to 1 with Commissioner Sabree in opposition.
- ❑ Commissioner Sebree stated that she agreed with staff's recommendation to disapprove the request.