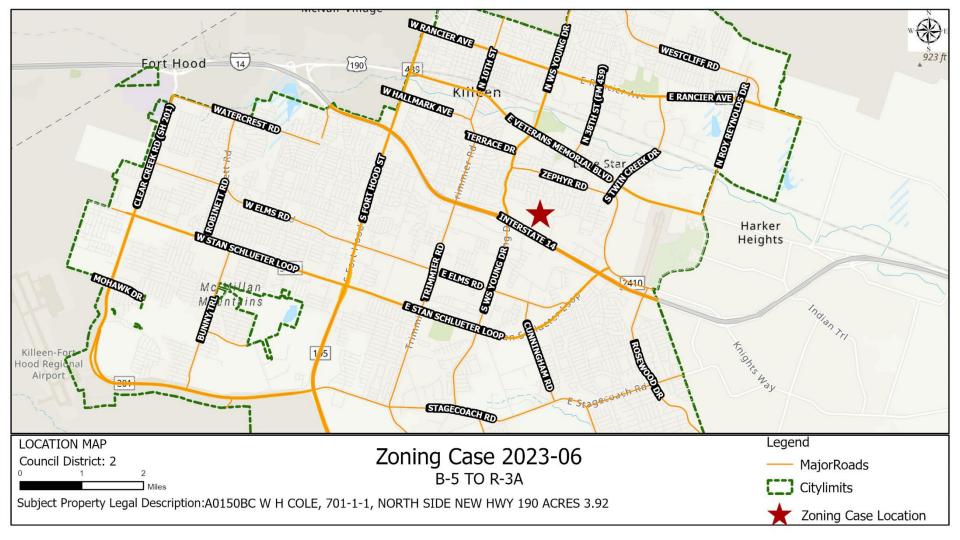
CASE #Z23-06: "B-5" TO "R-3A"

August 15, 2023

- HOLD a public hearing and consider an ordinance requested by CSH Avenue Heights, Ltd., on behalf of SSK Lodging, LLC (Case #Z23-06), to rezone approximately 3.92 acres out of the W. H. Cole Survey, Abstract No. 150, 701-1-4, Northside, from "B-5" (Business District) to "R-3A" (Multifamily Apartment Residential District).
- The property is locally addressed as 2600 Illinois Avenue, Killeen, Texas.



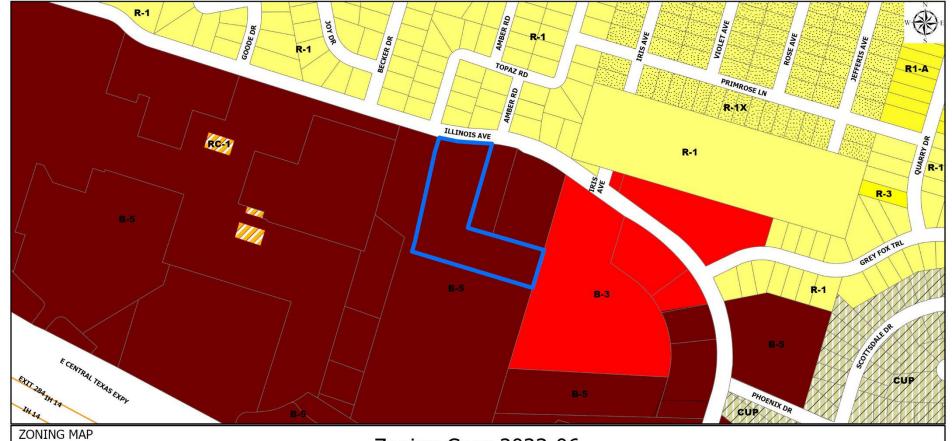


AERIAL MAP
Council District: 2
0 200 400

Zoning Case 2023-06 B-5 TO R-3A



Subject Property Legal Description: A0150BC W H COLE, 701-1-1, NORTH SIDE NEW HWY 190 ACRES 3.92

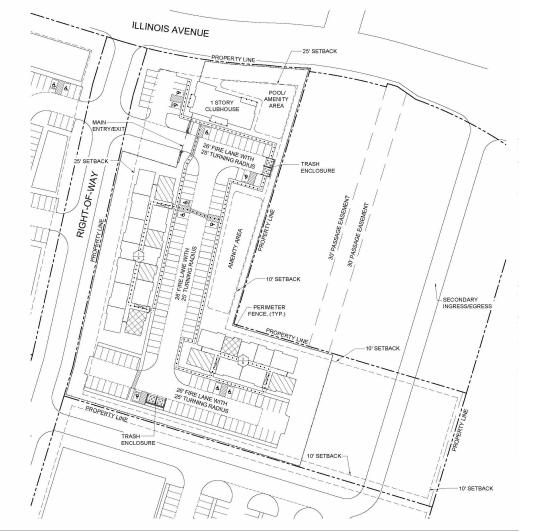


Council District: 2

Zoning Case 2023-06 B-5 TO R-3A

Subject Property Legal Description:A0150BC W H COLE, 701-1-1, NORTH SIDE NEW HWY 190 ACRES 3.92

- If approved, the applicant intends to develop Avenue Heights apartments, a mixed-income apartment community providing affordable housing choices to families and the workforce community of the city.
- Approx. 69 units of class A apartments and associated amenities
 - 21 one-bedroom (600 sq ft) units
 - □ 48 two-bedroom (850 sq ft) units
 - Clubhouse and pool



SITE DATA (MULTIFAMILY) ACRES 4.00 (2) 3 STORY BUILDINGS TOTAL UNITS 69 UNITS/ACRE 17.25 KNOWN EASEMENTS SHOWN NO KNOWN FLOODPLAIN **BUILDING KEY** SITE AMENITIES - CLUBHOUSE BUILDING NUMBER - AMENITY AREAS BUILDING TYPE - POOL

UNIT TABULATION TYPE

UNITS UNIT S.F. TOTAL S.F. 21 (30%)

600 S.F.

850 S.F.

12,600 S.F.

40,800 S.F.

53,400 S.F.

TOTAL

A1 - ONE BEDROOM, ONE BATH B1 - TWO BEDROOM, TWO BATH 48 (70%)

69 (100%)

A1 HC UNITS

B1 HC UNITS

ACCESSIBLE UNITS TOTAL UNITS ADA UNITS (5% OF TOTAL UNITS) 5

H&V UNITS (2% OF TOTAL UNITS) 2 A1 HV UNITS **B1 HV UNITS**

ACCESSIBLE ROUTE

PARKING REQUIRED

1 2/3 PER UNIT 115 TOTAL 115

PARKING PROVIDED STANDARD SPACES 114 ACCESSIBLE SPACES VAN ACCESSIBLE TOTAL 124

PARKING RATIO = 1.80

Comprehensive Plan Analysis

- 'Neighborhood Infill' Growth Sector
- □ Killeen Development Zone #3
- □ Approximately 10% non-residential uses and 90% residential uses of current land use mix
- Approximately 48% non-residential zoning districts and 52% residential zoning districts



Comprehensive Plan Analysis – Neighborhood Analysis

- This request is consistent with the 'Urban Village' designation of the Future Land Use Map (FLUM).
- □ 'Urban Village' promotes a use mix of up to 80% non-residential and 40% residential uses.
- 'Urban Village' place types are intended to be a center of activity with active streets focus on people, prioritizes walkability, and pedestrians take precedence over automobiles.

Comprehensive Plan Analysis

- The request is supports or furthers the implementation of the following Comprehensive Plan recommendations:
 - **LU3** Encourage incremental evolution of neighborhoods
 - □ LU4 Prioritize infill and revitalization in North Killeen

Comprehensive Plan Analysis

The comprehensive plan highlights importance of building a diverse mix of housing options at different price points to keep housing affordable and to attract and retain people at different stages of life and socioeconomic levels.

Environmental Assessment

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.

View of the subject property looking south:

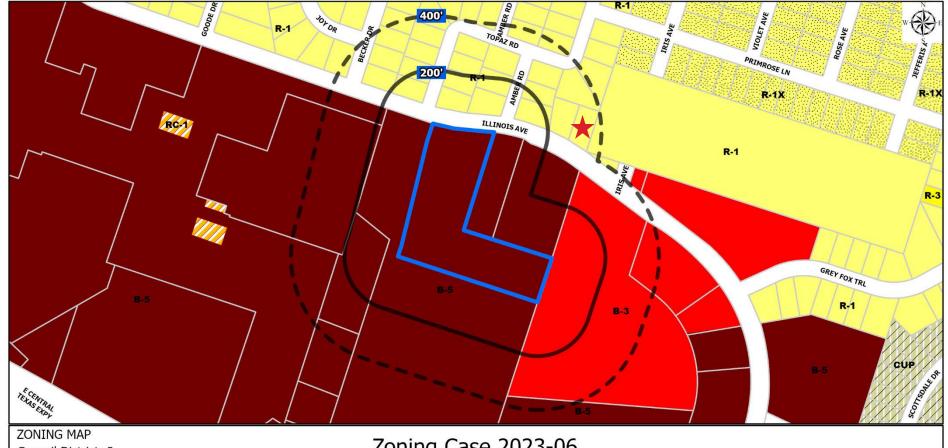


View of the surrounding property looking north:



Public Notification

- □ Staff notified forty-one (41) surrounding property owners regarding this request.
- Of those notified, twenty-five (25) reside outside of the 200foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and fifteen (15) property owners reside outside of Killeen.
- □ To date, staff has received one (1) written response in opposition to this request.



Council District: 2

Zoning Case 2023-06 B-5 TO R-3A

Subject Property Legal Description: A0150BC W H COLE, 701-1-1, NORTH SIDE NEW HWY 190 ACRES 3.92



Property Owner in Opposition

Alternatives

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

Staff Recommendation

- Staff finds that the request is consistent with the recommendations of the 2022 Comprehensive Plan, as indicated in the Comprehensive Plan Analysis.
- In addition, City Council provided a full resolution of support (Resolution No. 23-031R) for the proposed affordable housing development funded through the Low Income Housing Tax Credit (LIHTC) program.
- □ Therefore, staff recommends approval of the applicant's request for "R-3A" (Multifamily Apartment Residential District).

Commission Recommendation

At their regular meeting on July 17, 2023, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 4 to 0.