



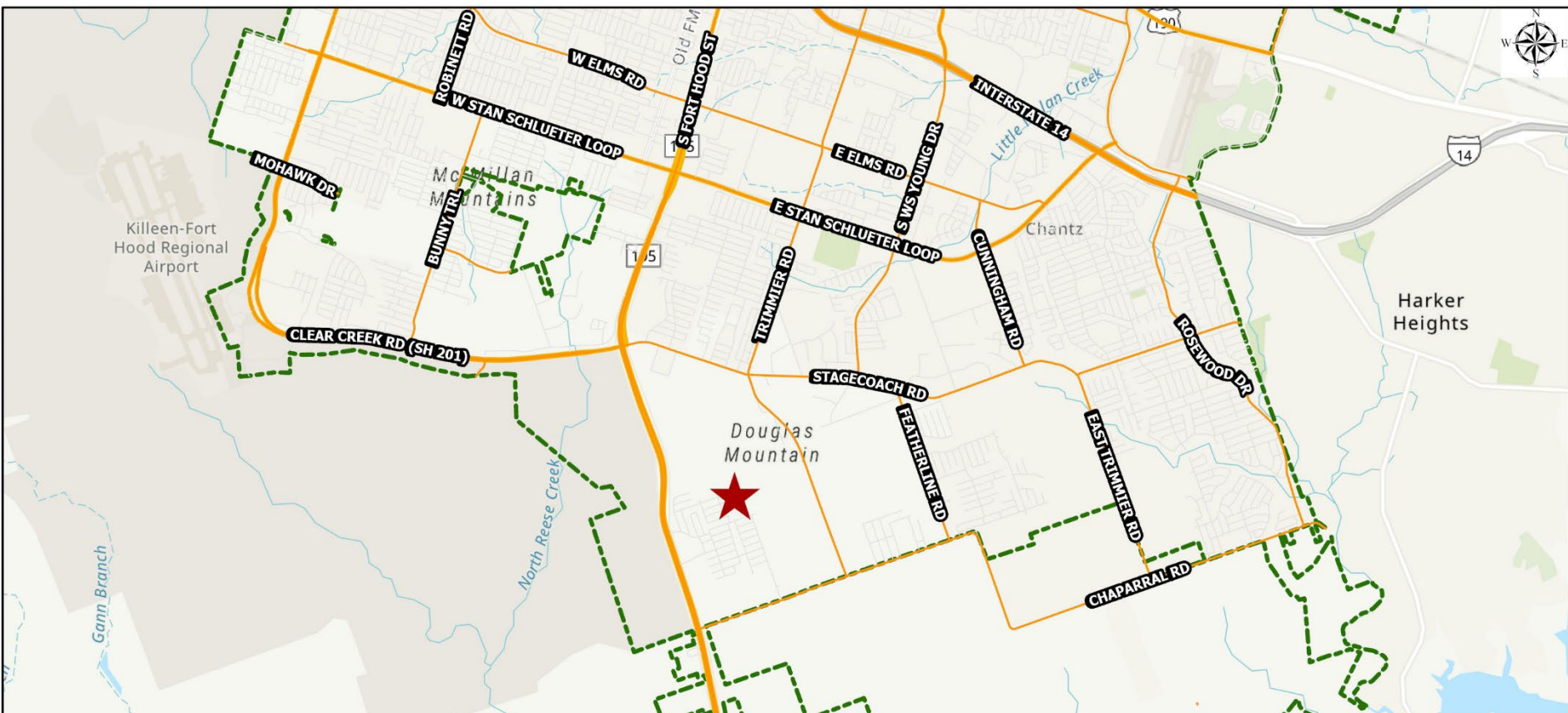
CASE #Z24-14: “A” TO “R-1”

PH-24-026

July 16, 2024

Case #Z24-14: “A” TO “R-1”

- **HOLD** a public hearing and consider a request submitted by Belton Engineering, Inc., on behalf of Duncan Estates, LLC, (**Case #Z24-14**) to rezone approximately 37.176 acres, out of W H Cole Survey, Abstract No. 200, 16, from “A” (Agricultural District) to “R-1” (Single-Family Residential District).
- The subject property is locally addressed as 499 Tower Hill Lane, Killeen, Texas.



LOCATION MAP

Council District: 3






Subject Property Legal Description: A0200BC W H COLE, 16, ACRES 37.176

Zoning Case 2024-14

A to R-1

Legend

-  Major Roads
-  City Limits
-  Zoning Case Location



AERIAL MAP

Council District: 3



Subject Property Legal Description: A0200BC W H COLE, 16, ACRES 37.176

Zoning Case 2024-14

A to R-1

Legend



Case #Z24-14: “A” TO “R-1”

5

View of the subject property looking east:



Case #Z24-14: “A” TO “R-1”

6

View of the subject property looking north:



Case #Z24-14: “A” TO “R-1”

View of the subject property looking south:



Case #Z24-14: “A” TO “R-1”

8

View of the subject property looking west along Tapaderos Path:



Case #Z24-14: “A” TO “R-1”

9

View of the subject property looking west along Paddock Lane:



Comprehensive Plan Analysis

- The subject property is designated ‘Residential Mix’ on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The ‘Residential Mix’ place type creates neighborhoods built with a traditional walkable block/street grid network that allows a flexible mix of residential building typologies. Most housing types should be allowed here.
- The ‘Residential Mix’ place type promotes up to 25% non-residential and up to 95% residential uses.
- Staff finds that the applicant’s request is consistent with the ‘Residential Mix’ place type.

Comprehensive Plan Analysis

- The subject property is designated 'Controlled Growth' on the Growth Sector Map of the Comprehensive Plan.
- This sector includes areas in the city limits that have 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 the fiscal health and sustainability of Killeen.

Comprehensive Plan Analysis

- The request is consistent with the following Big Ideas of the Comprehensive Plan:
 - ▣ Big Idea #1 - Resource stewardship and fiscally responsible growth ensure a more prosperous community for the long haul.
 - ▣ Big Idea #5 - Neighborhoods, not subdivisions, make great places for everyone.

Comprehensive Plan Analysis

13

- The request supports or furthers the following Comprehensive Plan recommendations:
 - ▣ **LU1** - Use place types and complete neighborhoods as building blocks.
 - ▣ **NH4** - Build complete neighborhoods.
 - ▣ **MC3** - Improve network connectivity.

Development Zone Analysis

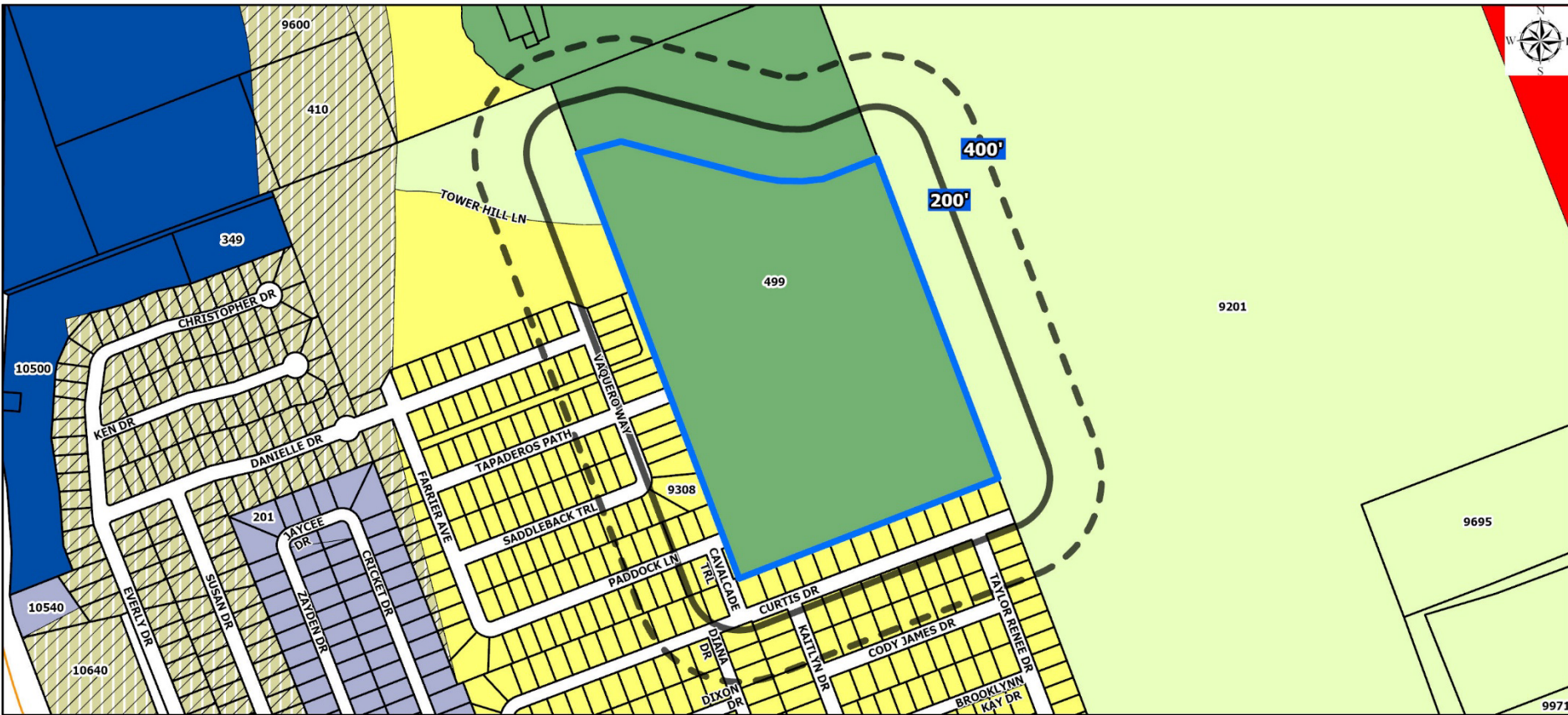
14

- ❑ The property is located within Killeen Development Zone #8.
- ❑ The current land use mix within this area comprises approximately:
 - ▣ 39.67% non-residential uses
 - ▣ 60.33% of residential uses
- ❑ Zoning district breakdown:
 - ▣ Special Districts 13.19%
 - ▣ Residential 47.14%
 - ▣ Industrial 0.00%
 - ▣ Commercial 5.44%
 - ▣ Agricultural 34.23%



Public Notification

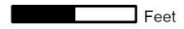
- Staff notified ninety-nine (99) surrounding property owners regarding this request.
- Of those property owners, fifty (50) reside outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by the Council, and eleven (11) live outside of the City of Killeen corporate limits.
- To date, staff has received no written responses regarding this request.



NOTIFICATION MAP

Council District: 3

0 200 400



Subject Property Legal Description: A0200BC W H COLE, 16, ACRES 37.176

Zoning Case 2024-14

A to R-1

Legend

Current Zoning	B-3	SUP
A	CUP	UD
A-R1	R-1	

Staff Findings

- 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.
- Staff finds 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 "A" (Agricultural District) to "R-1" (Single-Family Residential District) .

Commission Recommendation

- At their regular meeting on June 17, 2023, the Planning and Zoning Commission recommended disapproval of the applicant's request by a vote of 4 to 2.
- Therefore, in accordance with Killeen Code of Ordinances Sec. 31-39(e), approval of the request will require the favorable vote of three-fourths (3/4) of all the members of the City Council (6 affirmative votes).