



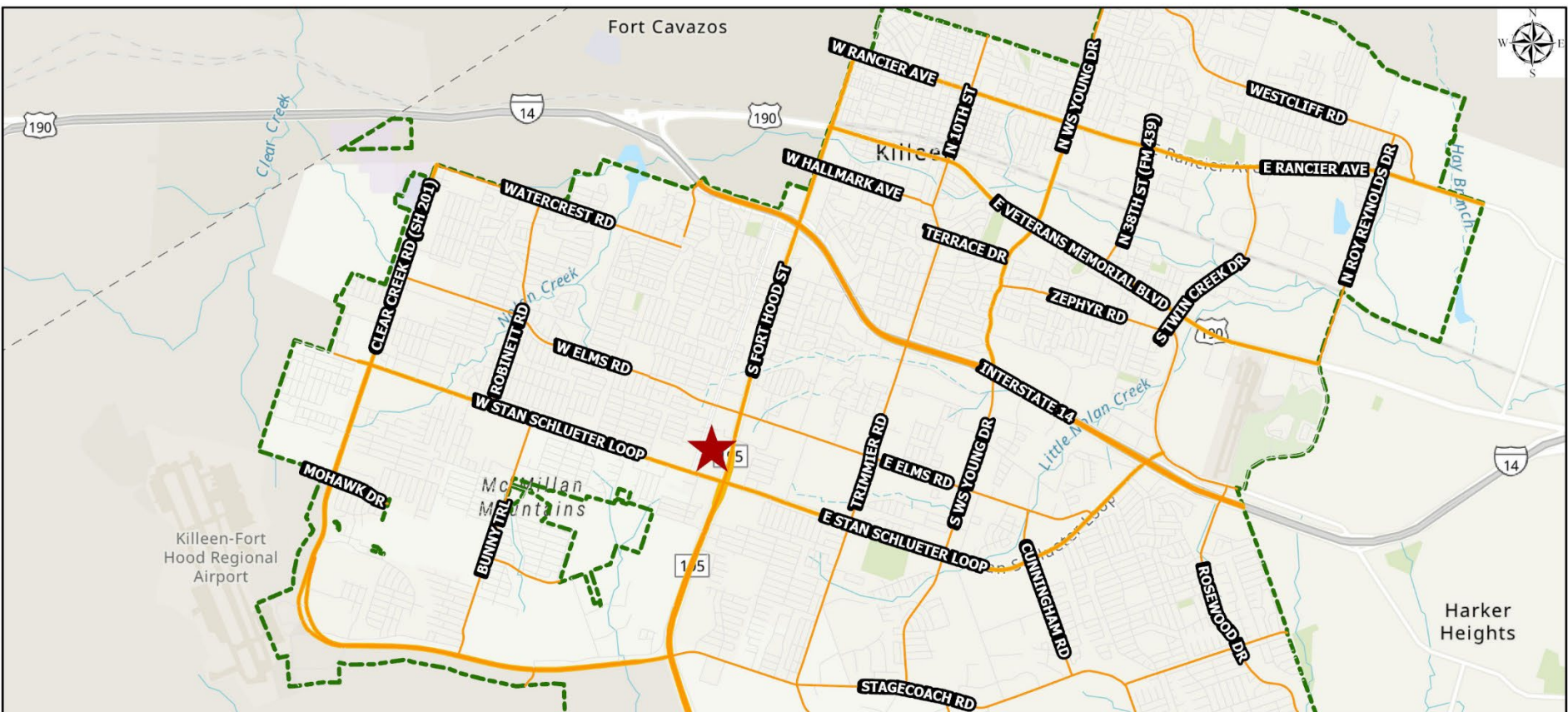
CASE #Z24-07: “B-3” TO “R-3F”

PH-24-013

May 7, 2024

# Case #Z24-07: “B-3” to “R-3F”

- ❑ **HOLD** a public hearing and consider a request submitted by Karen Doerbaum on behalf of Jay C. Franklin (**Case #Z24-07**) to rezone Lot 7, Block 1, Sunrise Vista from “B-3” (Local Business District) to “R-3F” (Multifamily Residential District). The subject property is locally addressed as 1103 Horizon Drive, Killeen, Texas.



LOCATION MAP

Council District: 3

0 1 2 Miles

Subject Property Legal Description: SUNRISE VISTA, BLOCK 001, LOT 0007, Total Acreage .33

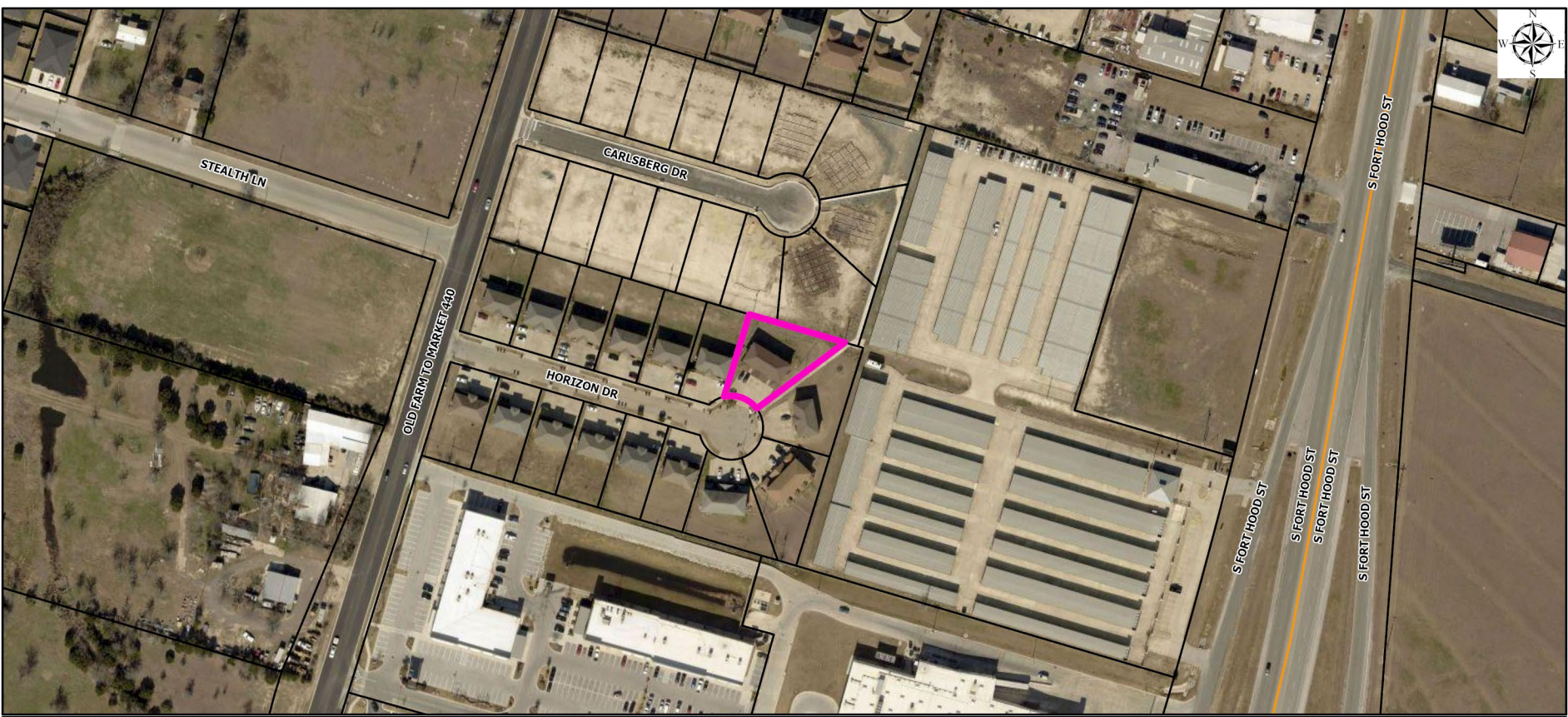
## Zoning Case 2024-07

### B-3 TO R-3F

Legend

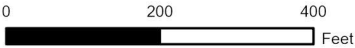
- Major Roads
- City Limits
- Zoning Case Location





AERIAL MAP

Council District: 3



Subject Property Legal Description: SUNRISE VISTA, BLOCK 001, LOT 0007, Total Acreage .33

Zoning Case 2024-07  
B-3 TO R-3F

Legend



# Case #Z24-07: “B-3” to “R-3F”

5

- There is an existing legal-nonconforming quadplex on the property.
- The purpose of this request is to bring the existing land use into conformance with the City’s zoning regulations to obtain financing for the sale of the property.
- If approved, the applicant’s request for “R-3F” will make the existing quadplex a conforming use.



# Case #Z24-07: “B-3” to “R-3F”

6

Subject property:



# Case #Z24-07: “B-3” to “R-3F”

7

Adjacent properties to the east:





# Case #Z24-07: “B-3” to “R-3F”

8

Adjacent properties to the west:





# Case #Z24-07: “B-3” to “R-3F”

9

Directly across the street from the subject property:



# Comprehensive Plan Analysis

10

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

# Comprehensive Plan Analysis

11

- The property is designated 'Neighborhood Infill' on the Growth Sector Map of the Comprehensive Plan.
- This sector includes areas of the city that are already developed and have access to city services and infrastructure but have vacant, underutilized, or poorly developed properties.
- Growth policies for this sector should encourage the development or redevelopment of these properties with accessory dwelling units, smallplexes, and commercial that provide incremental increases in density.



# Comprehensive Plan Analysis

12

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

# Development Zone Analysis

13

- ❑ The property is located within Killeen Development Zone #4.
- ❑ The current land use mix within this area comprises approximately:
  - ❑ 33.9% non-residential uses
  - ❑ 66.08% of residential uses
- ❑ Zoning district breakdown:

❑ Special Districts	1.87%
❑ Residential	42.94%
❑ Commercial	51.33%
❑ Agricultural	3.66%

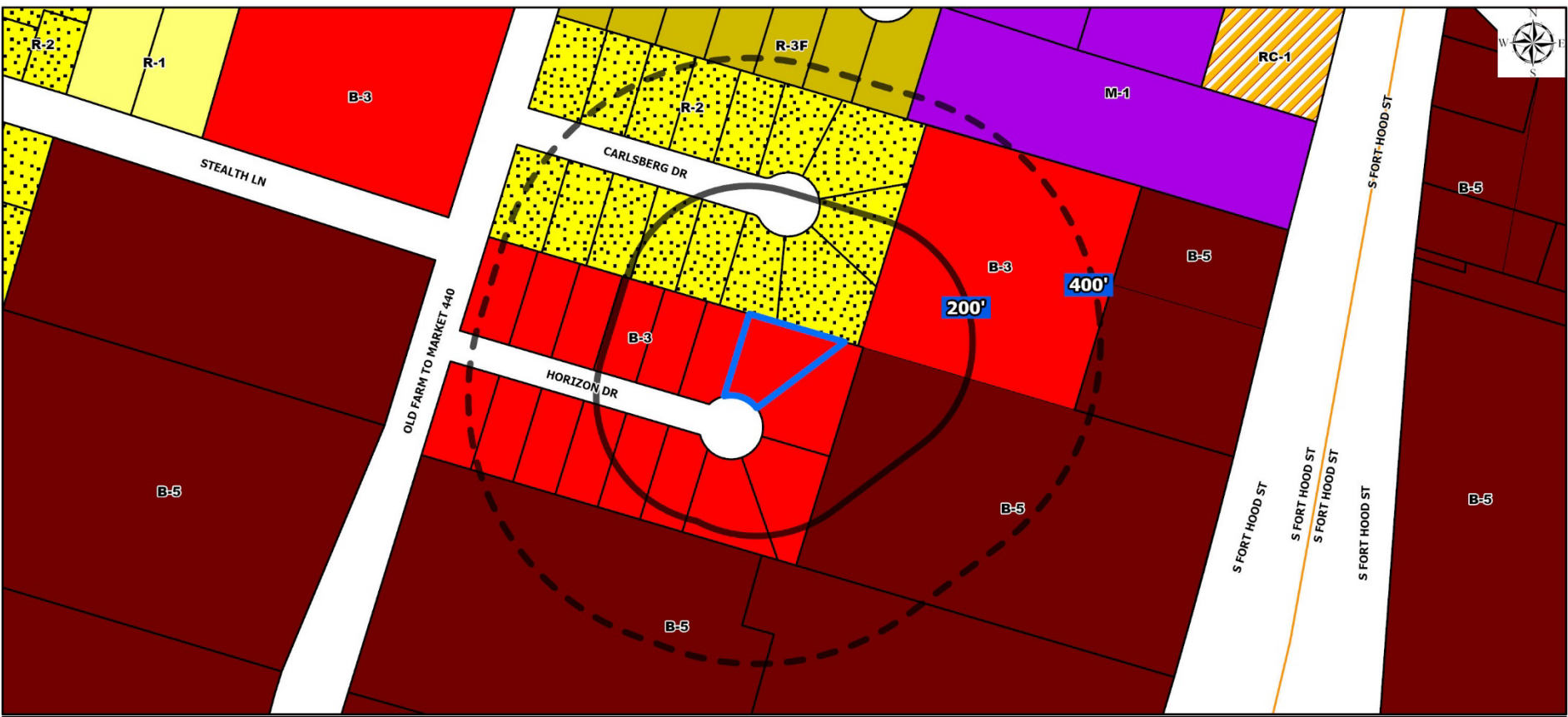


# Public Notification

14

- Staff notified thirty-nine (39) surrounding property owners regarding this request.
- Of those property owners notified, twenty-three (23) reside outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by the Council, and twenty-four (24) live outside Killeen.
- To date, staff has received no written responses regarding this request.





ZONING MAP

Council District: 3

0 200 400 Feet

Subject Property Legal Description: SUNRISE VISTA, BLOCK 001, LOT 0007, Total Acreage .33

# Zoning Case 2024-07

## B-3 TO R-3F

# Staff Findings

16

- ❑ 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

17

- ❑ Therefore, staff recommends approval of the applicant's request to rezone the subject property from "B-3" (Local Business District) to "R-3F" (Multifamily Residential District).



# Commission Recommendation

18

- ❑ At their regular meeting on April 1, 2024, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 5 to 0.