



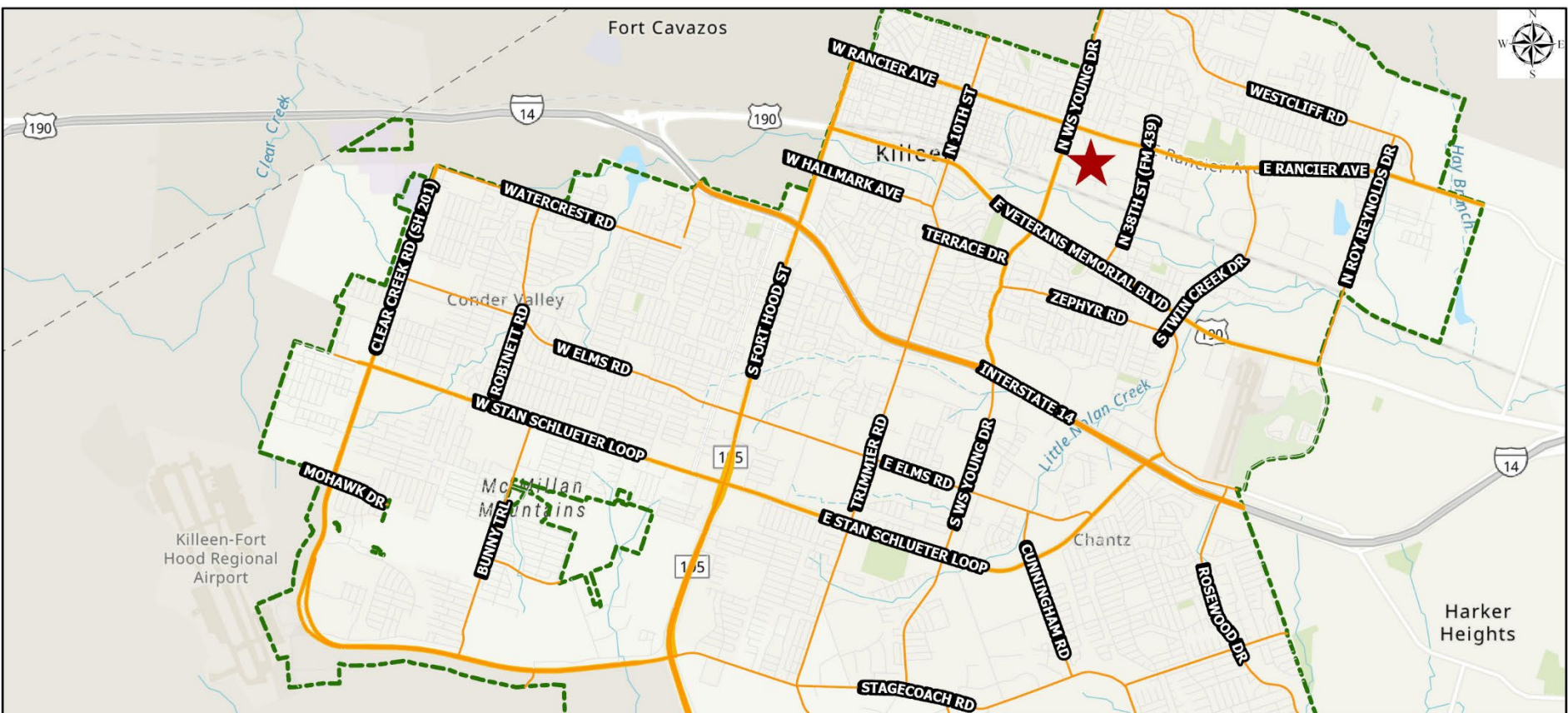
# CASE #Z24-10: “R-1” TO “R-3A”

PH-24-019

June 4, 2024

# Case #Z24-10: “R-1” to “R-3A”

- ❑ **HOLD** a public hearing and consider a city-initiated request (**Case #Z24-10**) to rezone Lot 2, Block 2, Julius Alexander Industrial from “R-1” (Single-Family Residential District) to “R-3A” (Multifamily Apartment Residential District).
- ❑ The subject property is locally addressed as 408 Liberty Street, Killeen, Texas and is the planned location of the Reunification Center.



LOCATION MAP

Council District: 1

0 1 2 Miles

Subject Property Legal Description: JULIUS ALEXANDER INDUSTRIAL SUBDIVISION BLOCK 002 LOT 002

# Zoning Case 2024-10

## R-1 TO R-3A

Legend

- Major Roads
- City Limits
- Zoning Case Location



AERIAL MAP

Council District: 1

0 200 400 Feet

Subject Property Legal Description: JULIUS ALEXANDER INDUSTRIAL SUBDIVISION BLOCK 002 LOT 002

# Zoning Case 2024-10

## R-1 TO R-3A

Legend

 Citylimits



# Case #Z24-10: “R-1” to “R-3A”

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View of the subject property looking east:



# Case #Z24-10: “R-1” to “R-3A”

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View of the subject property looking west:



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View of the subject property looking north:





# Case #Z24-10: “R-1” to “R-3A”

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View of the subject property looking south:





# Comprehensive Plan Analysis

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- The subject property is designated 'Campus' on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The 'Campus' place type is characterized by large-scale institutional developments and the amenities and offerings that come with them.
- These spaces are mostly religious, office, or educational in nature, residential use is also likely here to serve the needs of those who spend a lot of time here.
- Staff finds that the applicant's request is consistent with the 'Campus Mix' place type.

# Comprehensive Plan Analysis

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- The property is designated 'Neighborhood Infill' on the Growth Sector Map of the Comprehensive Plan.
- The 'Neighborhood Infill' sector has existing development and full service, but are in areas where additional population, higher development intensities, and integration of uses is desired.
- Growth policies for this area should support infill development and redevelopment projects.

# Comprehensive Plan Analysis

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- This request supports or furthers the following Comprehensive Plan recommendations:
  - ▣ **NH7** – Focus on delivering housing for those in need.



# Development Zone Analysis

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- ❑ The property is located within Killeen Development Zone #2.
- ❑ Current land use mix within this area comprises approximately:
  - ▣ 34.42% non-residential uses
  - ▣ 65.57% of residential uses
- ❑ Zoning district breakdown:

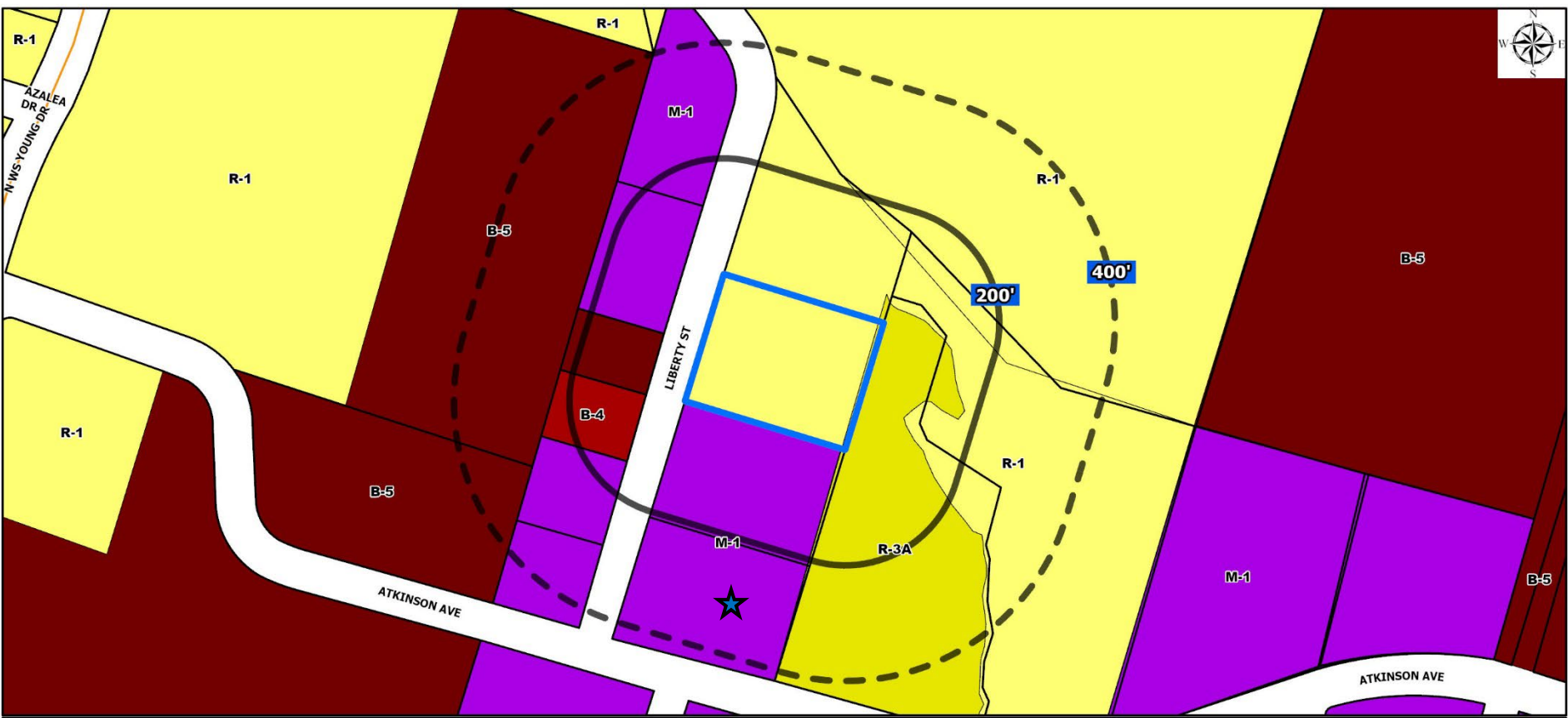
▣ Special Districts	1.96%
▣ Residential	65.57%
▣ Industrial	21.93%
▣ Commercial	10.35%
▣ Agricultural	0.18%



# Public Notification

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- Staff notified fourteen (14) surrounding property owners regarding this request.
- Of those property owners notified, four (4) reside outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by the Council, and two (2) live outside Killeen.
- To date, staff has received one written response in favor of this request.



ZONING MAP  
Council District: 1  
0 200 400  
Feet

Zoning Case 2024-10  
R-1 TO R-3A

★ Support

Subject Property Legal Description: JULIUS ALEXANDER INDUSTRIAL SUBDIVISION BLOCK 002 LOT 002



# Staff Findings

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- 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 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

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- ❑ Therefore, staff recommends approval of the applicant's request to rezone the subject property from "R-1" (Single Family Residential District) to "R-3A" (Multifamily Apartment Residential District).

# Commission Recommendation

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- ❑ At their regular meeting on May 6, 2023, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 8 to 0.