CASE #Z22-49: "A-R1" TO "R-2"

November 29, 2022

- HOLD a public hearing and consider an ordinance requested by Mitchell & Associates, Inc., on behalf of Jerome & Rachel Gomer and Killeen Heating & Air Conditioning Inc. (Case #Z22-49) to rezone approximately 11.64 acres, being Pt. Lot 3, Lot 4 & Pt. Lot 5, Block 1, Cosper Creek Addition, from "A-R1" (Agricultural Single-Family Residential District) to "R-2" (Two-Family Residential District).
- Locally addressed as 10225, 10335, & 10395 Trimmier Road



Subject Property Legal Description: COSPER CREEK ADDITION, BLOCK 001, LOT PT 3, (S 355.61' OF 3), ACRES 4.386, COSPER CREEK ADDITION, BLOCK 001, LOT 0004, ACRES 5.0, AND COSPER CREEK ADDITION, BLOCK 001, LOT PT 5, (N 204' OF 5, LESS SE 110' X 131'), ACRES 2.254



A-R1 TO R-2

Zoning Case

Subject Property Legal Description: COSPER CREEK ADDITION, BLOCK 001, LOT PT 3, (S 355.61' OF 3), ACRES 4.386, COSPER CREEK ADDITION, BLOCK 001, LOT 0004, ACRES 5.0, AND COSPER CREEK ADDITION, BLOCK 001, LOT PT 5, (N 204' OF 5, LESS SE 110' X 131'), ACRES 2.254

 If approved, the applicant intends to develop two-family homes on the property.



ZONING MAP Council District: 3 0 150 300

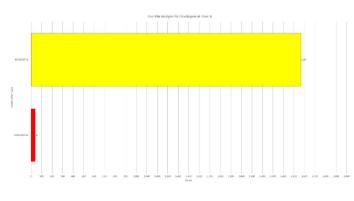
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## Comprehensive Plan Analysis

- 'Controlled Growth' Growth Sector
- □ Killeen Development Zone #8
- Approximately 2% non-residential and 98% residential uses of current land use mix.
- Approximately 21% agricultural, 21% non-residential zoning districts and 58% residential zoning districts
- □ 'Residential Mix' promotes a use mix of up to 25% non-residential and 95% residential uses.





### Comprehensive Plan Analysis

- This request is consistent with the 'Residential Mix' designation of the Future Land Use Map (FLUM).
- The request supports or furthers the implementation of the following Comprehensive Plan recommendations:
  - LU3 Encourage incremental evolution of neighborhoods
  - NH3 Diversifying housing mix (types and price points)
  - **NH4** Build complete neighborhoods

\*Land Use & Growth Management (LU) and Neighborhoods (NH) Recommendations

# Comprehensive Plan Analysis

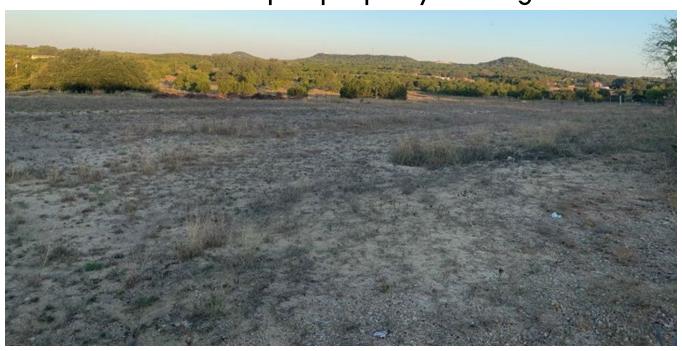
- Example of providing missing middle housing to contribute to diversifying housing mix in Killeen
- "Allowing for more diverse housing, such as duplexes [...] would provide a major increase in tax revenue while also increasing the number of available housing units, which in turn serves to help the city remain as an affordable place to live." (pg. 51)
- Housing types like duplexes have added benefit such as affordability and fiscal sustainability for the community.

#### **Environmental Assessment**

 A small portion of the northwest corner of this property is within a FEMA regulatory Special Flood Hazard Area associated with the Rock Creek floodplain. There is a freshwater emergent wetland habitat on the property as identified on the National Wetlands Inventory.



View of the subject property looking north:



#### View of the property looking south:

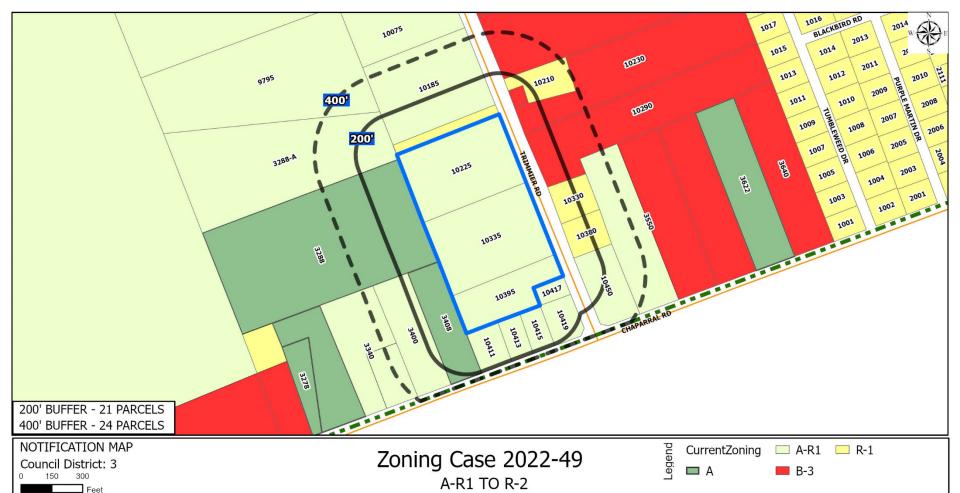


View of the adjacent property to the south:



#### **Public Notification**

- □ Staff notified twenty-one (21) surrounding property owners regarding this request.
- Of those notified, three (3) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and ten (10) property owners reside outside of Killeen.
- □ To date, staff has received two (2) written responses regarding this request one (1) in support, and one (1) in opposition.



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#### Alternatives

- The City 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 the request consistent with the policies and principles of the 2022 Comprehensive Plan as indicated in the Comprehensive Plan Analysis.

 Staff recommends approval of the applicant's zoning change request for "R-2" (Two-Family Residential District).

### Commission Recommendation

□ At their regular meeting on October 17, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 4 to 0.