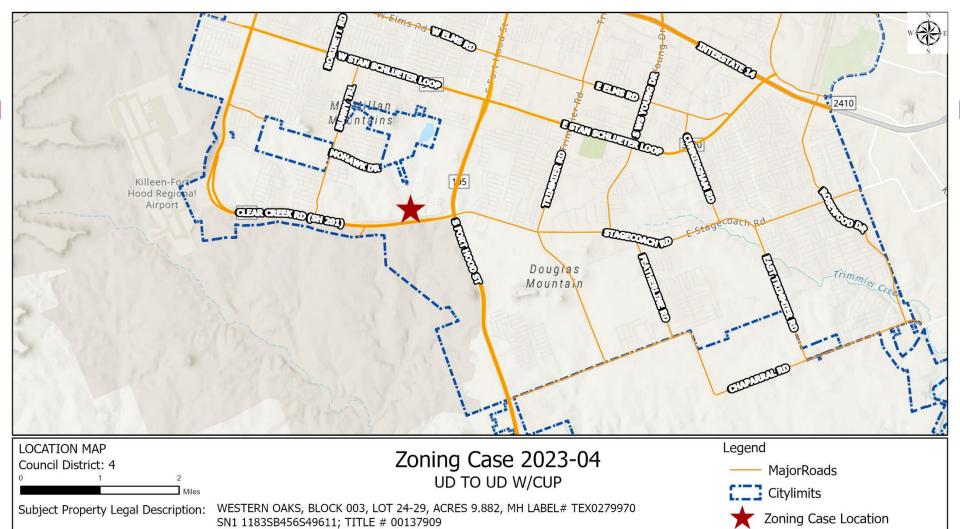
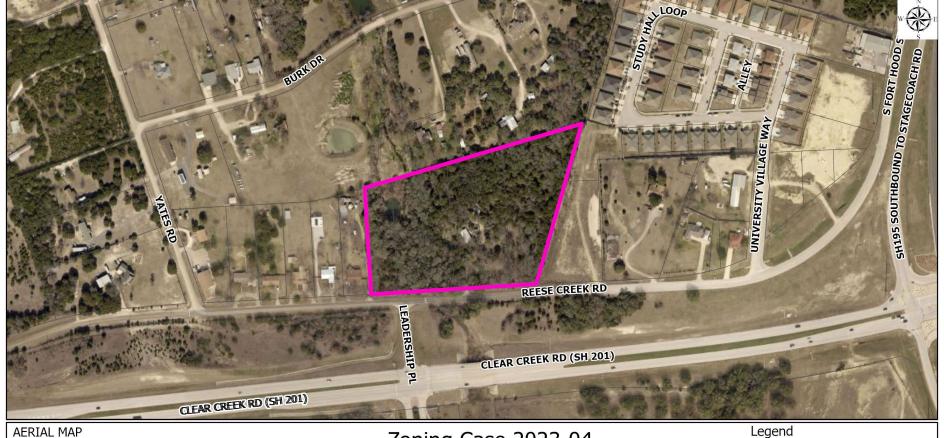
CASE #Z23-04: "UD" TO "UD" W/ CUP

PH-23-018 April 4, 2023

- HOLD a public hearing and consider a request submitted by Vernon Hood (Case #Z23-04), to the rezone Lots 24-29, Block 3, Western Oaks, from "UD" (University District) to "UD" (University District) with a Conditional Use Permit (CUP) to allow single-family residential use on six (6) existing lots.
- The property is locally addressed as 505 Reese Creek Road, Killeen, Texas.





AERIAL MAP

Council District: 4

Zoning Case 2023-04 UD TO UD W/CUP

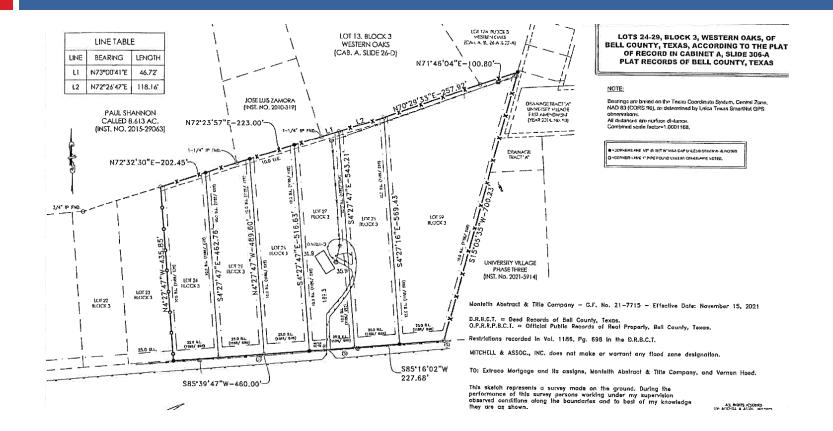
Citylimits



Zoning Case

Subject Property Legal Description: WESTERN OAKS, BLOCK 003, LOT 24-29, ACRES 9.882, MH LABEL# TEX0279970 SN1 1183SB456S49611; TITLE # 00137909

- □ The subject property is currently zoned "UD" (University District).
- □ The property was platted in 1972 into six (6) residential lots (Western Oaks Subdivision).
- In accordance with Killeen Code of Ordinances Sec. 31-440, single-family dwellings are not permitted by-right in the "UD" district.
- □ If approved, the applicant intends to build a 1,400 square foot single-family home on one of the existing lots.



□ Killeen Code of Ordinances Sec. 31-441 states:

"The City Council by an affirmative majority vote may by ordinance grant a Conditional Use Permit [...] for any residential or business land use for a specific parcel in the [University District] overlay district, and may impose appropriate conditions and safeguards to assure that these land uses are compatible with and appropriate for locations adjacent to the future four-year university."

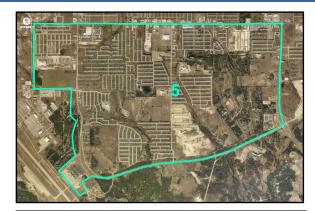
Comprehensive Plan Analysis

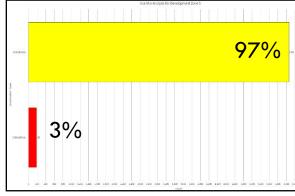
□ The subject property is designated as 'Residential Mix' on the FLUM, which promotes a use mix of up to 25% non-residential and 95% residential uses.



Comprehensive Plan Analysis

- Located within Development Zone #5
- Approximate current land use mix:
 - 20% agricultural
 - 18% non-residential zoning districts
 - 62% residential zoning districts
- Zoning districts (excluding special districts)
 - 97% residential zoning districts
 - 3% non-residential zoning districts





0

Environmental Assessment

 A large portion of the property is located within a FEMA regulatory Special Flood Hazard Area (Zone AE)



View of the subject property looking north:



View of Reese Creek looking east:



Public Notification

- Staff notified twenty-seven (27) surrounding property owners regarding this request.
- Of those notified, thirteen (13) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and four (4) property owners reside outside of Killeen.
- To date, staff has received zero (0) written response regarding this request.

Alternatives

- The City Council has two (2) alternatives. The Council may:
 - Disapprove the applicant's CUP request; or
 - Approve the applicant's CUP request as presented.

Staff Recommendation

- Staff recommends approval of the applicant's request for Conditional Use Permit (CUP) to allow single-family residential use with the condition that the six (6) existing lots shall not be further subdivided.
- This recommendation will allow the applicant to develop up to six (6) single-family dwellings — one on each of the six (6) existing platted lots.
- Staff finds that this recommendation is necessary in order to maintain the existing character of the area.

Commission Recommendation

At their regular meeting on March 6, 2023, the Planning and Zoning Commission recommended approval of the request, as recommended by staff, by a vote of 7 to 0.