



CASE #Z24-11: “B-3” TO “R-3F”

PH-24-032

August 20, 2024

Case #Z24-11: “B-3” to “R-3F”

- **HOLD** a public hearing and consider a City Initiated Request on behalf of fifteen (15) property owners (**Case #Z24-11**) to rezone Lots 1-6 and Lots 8-16, Block 1, Sunrise Vista, from “B-3” (Local Business District) to “R-3F” (Multifamily Residential District).
- These properties are locally addressed as 1100-1102 and 1104-1115 Horizon Dr., Killeen, Texas.

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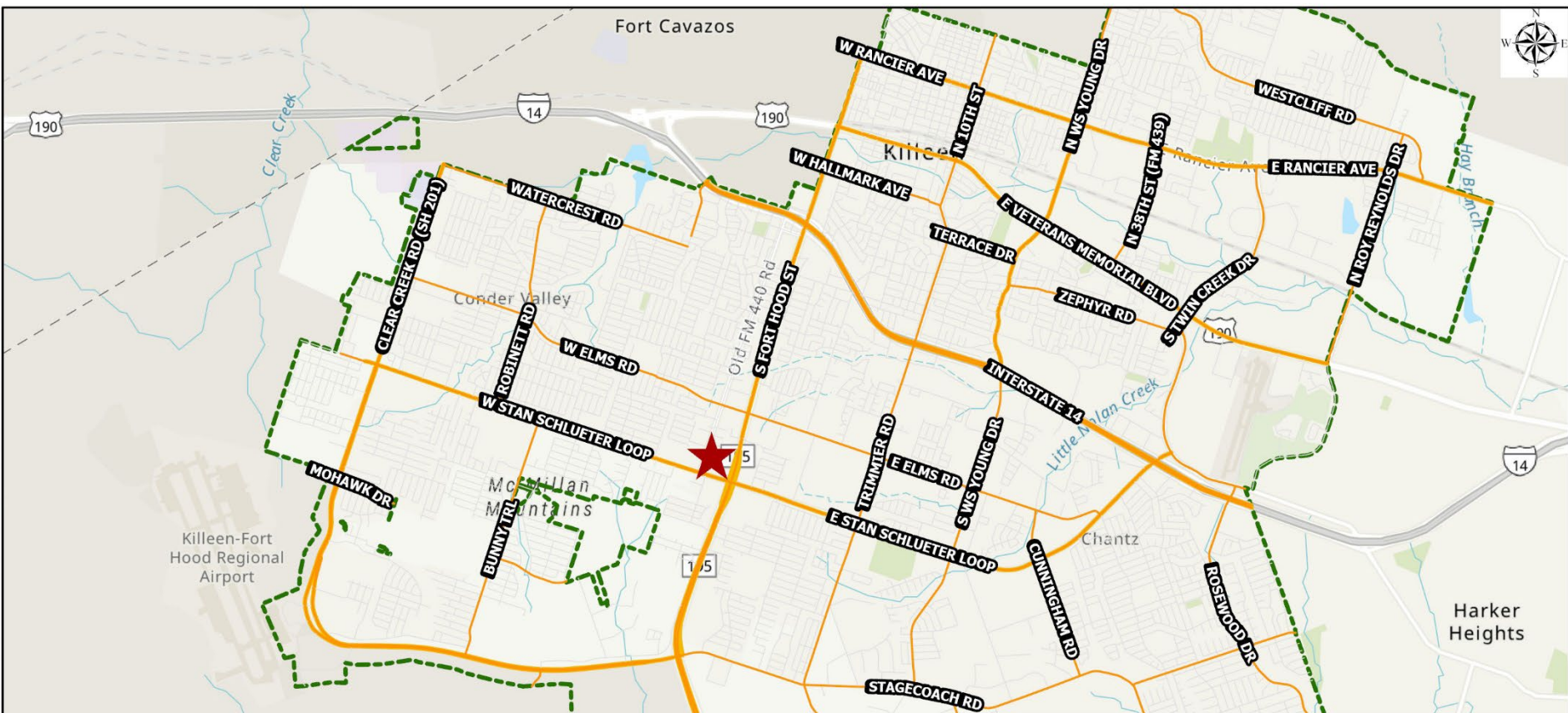
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- This request is City staff initiated.
- The intent of this initiative is to assist property owners by rezoning legal nonconforming properties to establish the current residential use of the properties as conforming with the City of Killeen’s zoning and land use regulations.

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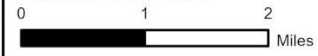
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- The goal is to ensure that property owners on Horizon Drive are better positioned to sell or refinance their properties in the future.
- This rezoning initiative will have no negative impacts on these properties, nor will it affect the property values in any way.



LOCATION MAP




Council District: 3

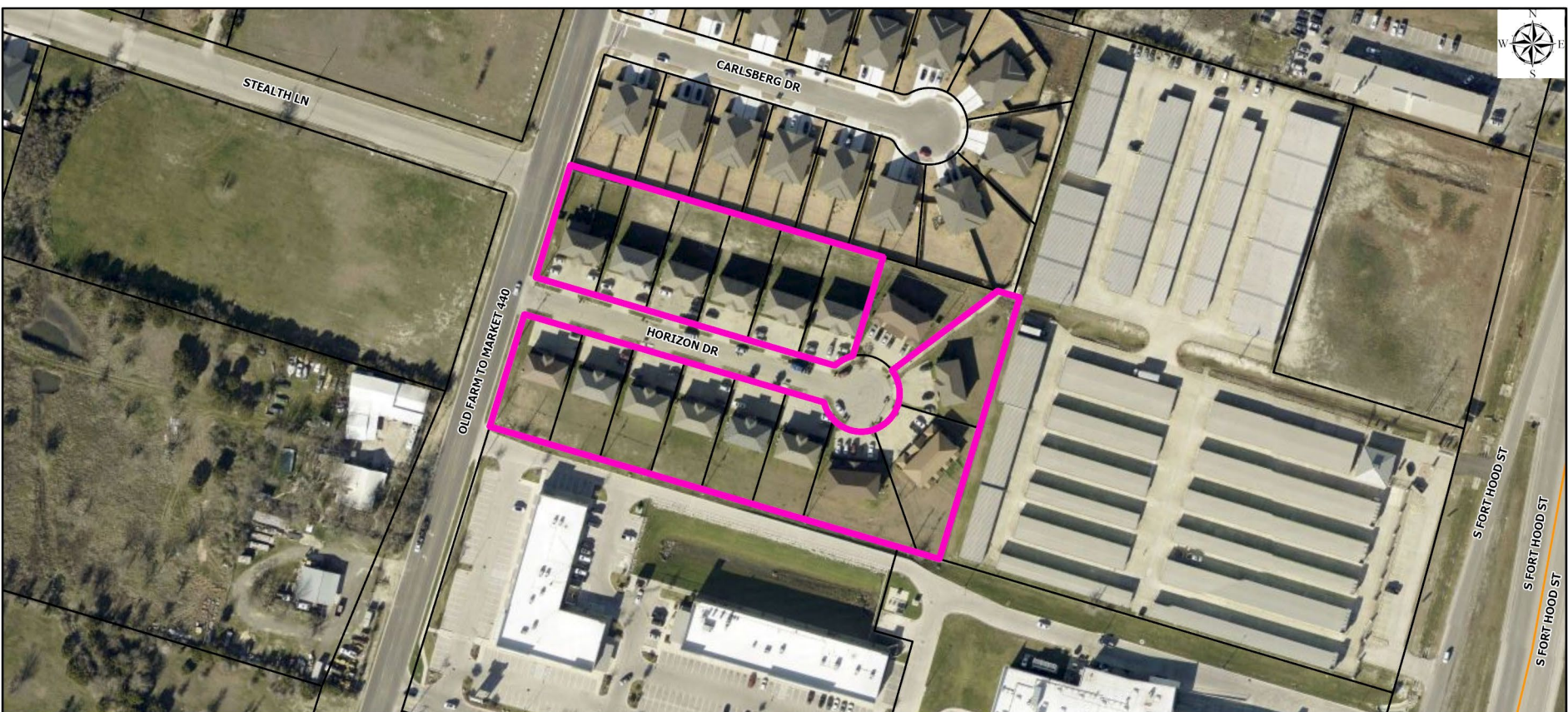


Subject Property Legal Description: SUNRISE VISTA, BLOCK 1, LOTS 1-6 AND LOTS 8-16

Zoning Case 2024-11
B-3 to R-3F

Legend

-  Major Roads
-  City Limits
-  Zoning Case Location



AERIAL MAP
Council District: 3



Zoning Case 2024-11

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Legend
 Citylimits

Subject Property Legal Description: SUNRISE VISTA, BLOCK 1, LOTS 1-6 AND LOTS 8-16

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Subject properties looking north:



Case #Z24-11: “B-3” to “R-3F”

Subject properties looking south:



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Subject properties looking east:



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Subject properties looking west:



Comprehensive Plan Analysis

- The subject properties are 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

- 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

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- 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.

Comprehensive Plan Analysis

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- ❑ The property is located within Killeen Development Zone #4.
- ❑ Zoning district breakdown:
 - ❑ Special Districts 1.87%
 - ❑ Residential 42.94%
 - ❑ Industrial .02%
 - ❑ Commercial 51.33%
 - ❑ Agricultural 3.66%

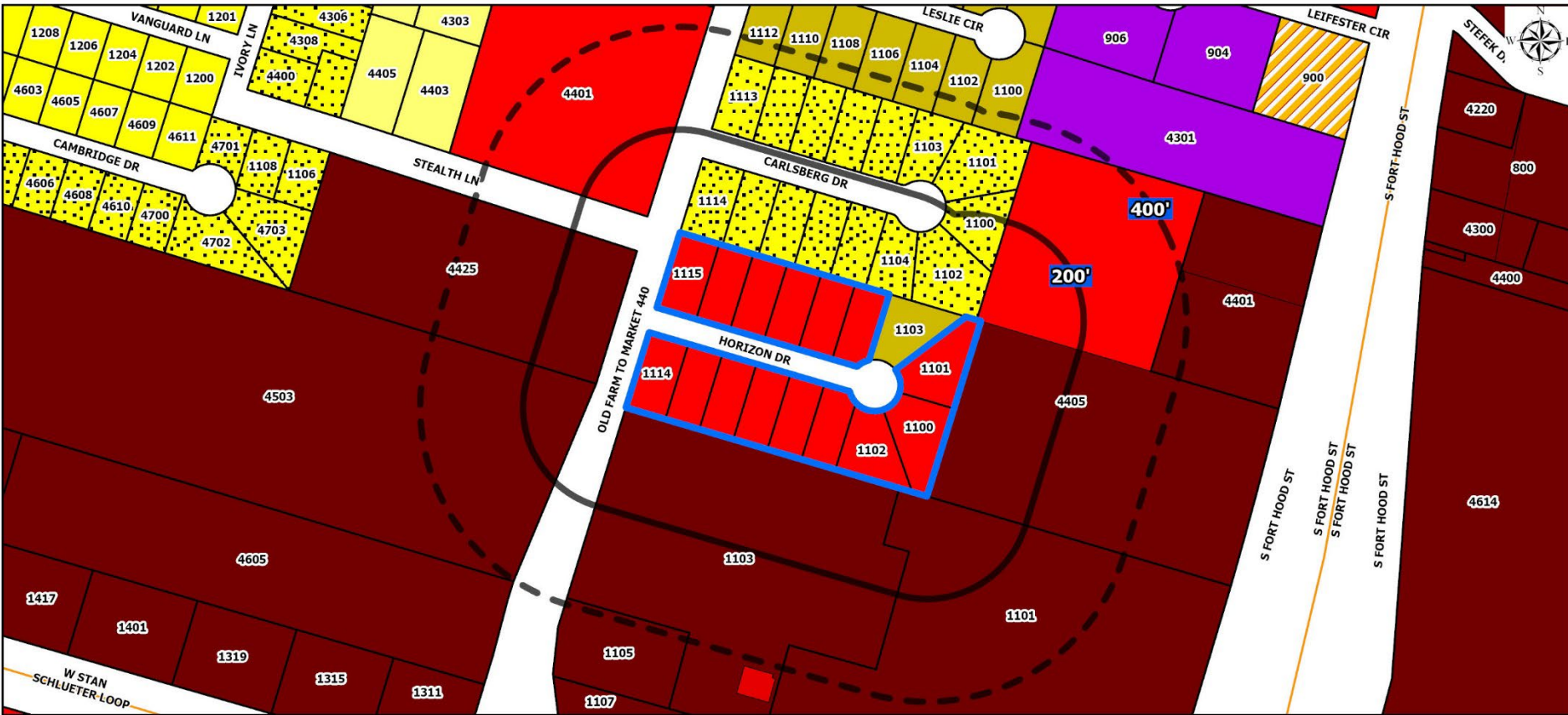


Staff Findings

- 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.

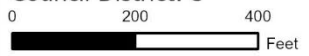
Public Notification

- Staff notified thirty-two (32) surrounding property owners regarding this request.
- Of those property owners notified, seventeen (17) reside outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by the Council, and twenty (20) live outside Killeen.
- As of the date of this staff report, staff has received no written responses regarding this request.



NOTIFICATION MAP

Council District: 3



Subject Property Legal Description: SUNRISE VISTA, BLOCK 1, LOTS 1-6 AND LOTS 8-16

Zoning Case 2024-11

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Legend		Current Zoning			
[Red]	B-3	[Dark Brown]	B-5	[Light Yellow]	R-1
[Red]	B-3A	[Diagonal Stripes]	RC-1	[Dotted Yellow]	R-2
[Purple]	M-1	[Yellow]	R-3	[Olive Green]	R-3F

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- Ingress and egress to the property is via Horizon Drive, which is classified as a 60' wide Local Street on the Thoroughfare Plan.
- There is no TIA required, as there is no change of use for the subject property.
- There are no proposed parks or trails located on this site. Parkland dedication, fees in lieu of, and parkland development fees will not be required, as the property is already developed.

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- The property is within a Zone X FEMA-regulatory Special Flood Hazard Area (SFHA).
- Water, sanitary sewer, and drainage utility service will be provided by the City of Killeen.

Staff Recommendation

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- 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

- At their regular meeting on July 15, 2024, the Planning and Zoning Commission recommended approval of the City-initiated request to rezone the subject property from “B-3” (Local Business District) to “R-3F” (Multifamily Residential District) as presented by a vote of 6 to 0.