



CASE #Z24-23: “B-5” TO “R-1”

PH-24-042

October 1, 2024

Case #Z24-23: “B-5” to “R-1”

- **HOLD** a public hearing and consider a City-initiated request on behalf of six (6) property owners (**Case #Z24-22**) to rezone Lots 2, 3, 4, 6, 7, and 8, Block 2, out of Morris & Goode, from “B-5” (Business District) to “R-1” (Single Family Residential District).
- These subject properties are locally addressed as 803, 805, 807, 903, 905, and 907 E Avenue G, Killeen, Texas.

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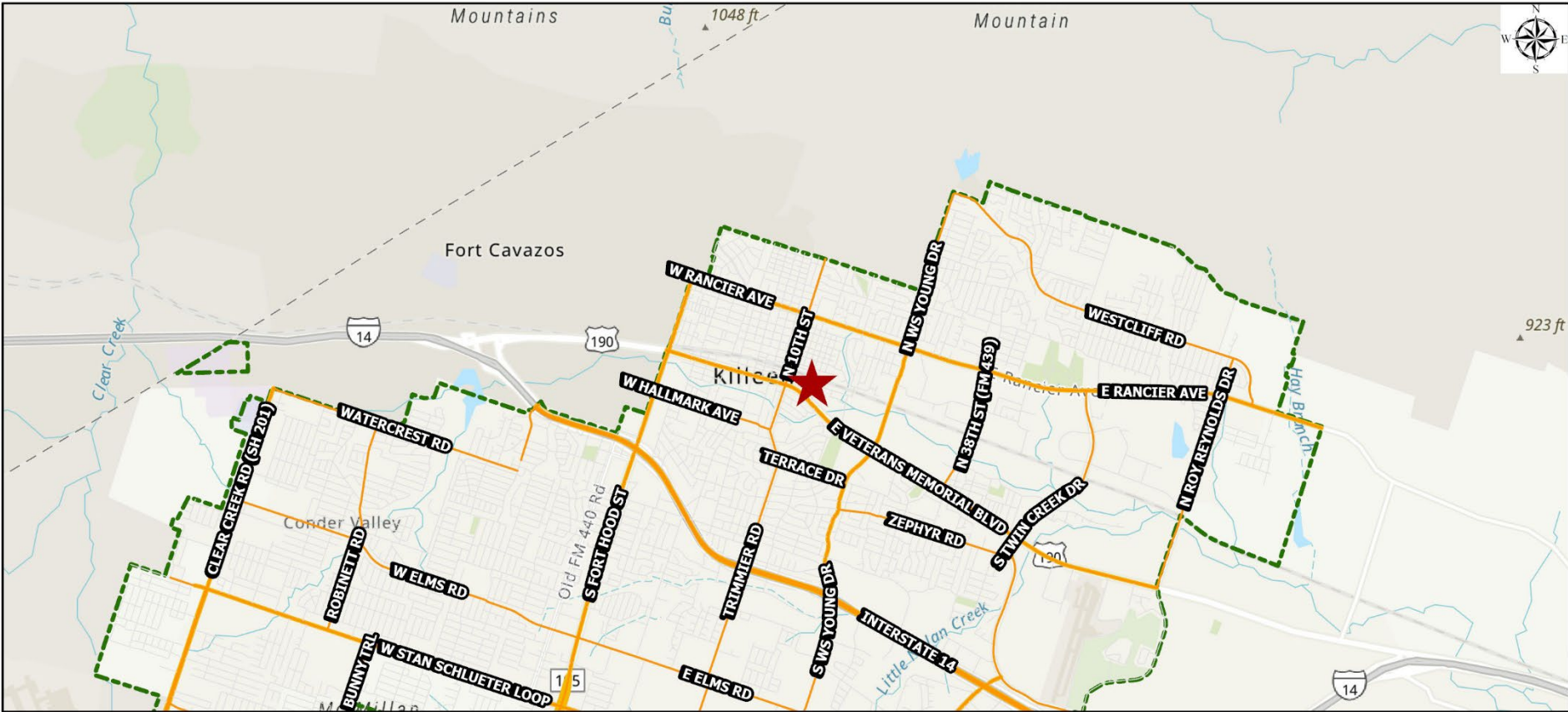
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- This request has been initiated by City staff. The intent of this initiative is to assist property owners by rezoning legal nonconforming properties to establish the current residential use of the properties as conforming with the City of Killeen’s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

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- In doing so, the goal is to ensure that property owners are better positioned to sell or refinance their property in the future, should they choose to do so.
- 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: 1






Subject Property Legal Description: MORRIS & GOODE, BLOCK 002, LOT 0002 - 0008 (1.7 Acres Total)

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B-5 TO R-1

Legend

-  Major Roads
-  City Limits
-  Zoning Case Location



AERIAL MAP
Council District: 1
0 200 400
Feet

Zoning Case 2024-23

B-5 TO R-1

Legend
 Citylimits

Subject Property Legal Description: MORRIS & GOODE, BLOCK 002, LOT 0002 - 0008 (1.458 Acres Total)

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Subject properties looking north:



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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 request is consistent with the ‘Residential Mix’ place type.

Comprehensive Plan Analysis

- These parcels are in the 'Infill & Enhance' sector on the Growth Sector Map.
- Parcels in this sector have existing development and full service, but are located in areas where additional population, higher development intensities, and integration of uses is desired.
- This sector is primarily located in downtown and the neighborhoods immediately around it.
- Growth policies for this area should support infill, redevelopment, and infrastructure projects and accommodate more residents and small businesses while improving walkability.

Comprehensive Plan Analysis

- This request supports or furthers the following Killeen 2040 Comprehensive Plan recommendations:
 - ▣ **LU3** – Encourage incremental evolution of neighborhoods.
 - ▣ **LU4** – Prioritize infill and revitalization in north Killeen.
 - ▣ **NH6** – Shift the market to include existing housing.

Development Zone Analysis

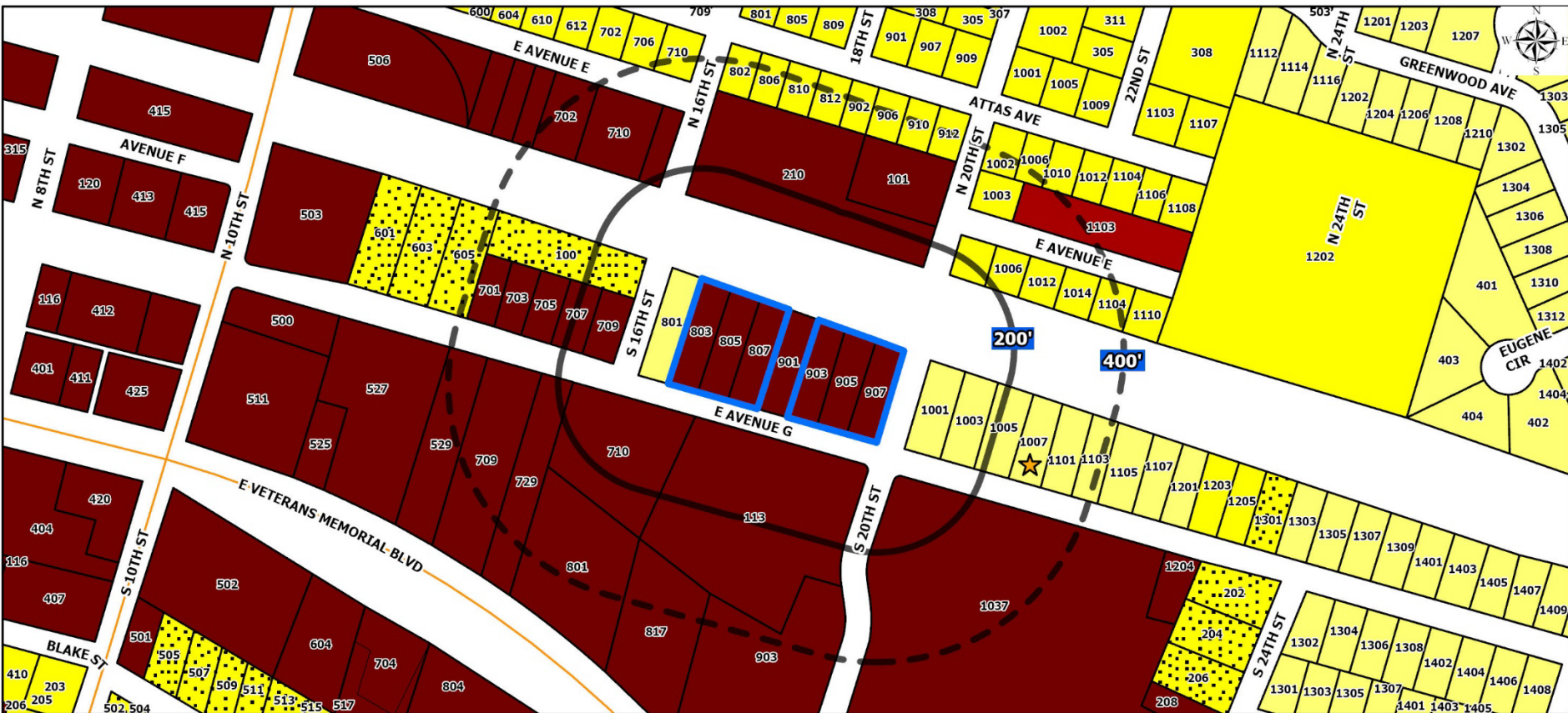
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- ❑ The property is located within Killeen Development Zone #1.
- ❑ The current land use mix within this area is comprised of 66.38% residential and 33.17% of non-residential uses.
- ❑ Zoning district breakdown:
 - ▣ Special Districts 0.13%
 - ▣ Residential 66.25%
 - ▣ Industrial 5.85%
 - ▣ Commercial 27.32%
 - ▣ Agricultural 0.0%



Public Notification

- Staff notified fifty (50) surrounding property owners regarding this request.
- Of those property owners notified, thirty-five (35) reside outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by the Council, and twelve (12) live outside Killeen.
- As of the date of this staff report, staff has received one written response in opposition citing that there is no need to rezone the parcels.



RESPONSE MAP
 Council District: 1

Zoning Case 2024-23

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- Legend
- Current Zoning
 - B-4
 - B-5
 - R-2
 - R-3
 - Opposition

Subject Property Legal Description: MORRIS & GOODE, BLOCK 002, LOT 0002 - 0008 (1.458 Acres Total)

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- ❑ Water, sanitary sewer, and drainage utility services are provided by the City of Killeen.
- ❑ Ingress and Egress to the properties is via E. Avenue G, which is classified as a 55’ wide local street per the City of Killeen adopted Transportation Plan.
- ❑ A traffic impact analysis is not required.

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- There is an existing thoroughfare trail located on the south side Avenue G adjacent to this site and there are no proposed parks on this site. Parkland dedication, fees in lieu of, and parkland development fees will not be required, as the property is already developed.
- The property is within a Zone X FEMA-regulatory Special Flood Hazard Area (SFHA).

Staff Findings

- Staff finds that the 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 request would have no negative impacts on the surrounding properties.

Staff Recommendation

- Therefore, staff recommends approval of the request to rezone the subject property from “B-5” (Business District) to “R-1” (Single-Family Residential District).

Commission Recommendation

- At their regular meeting on August 26, 2024, the Planning and Zoning Commission recommended approval of the request by a vote of 8 to 0.