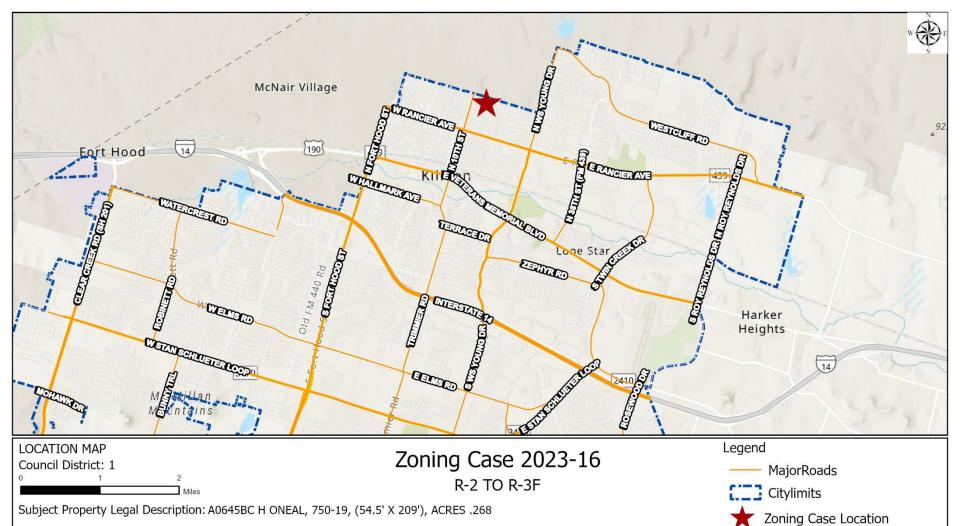
CASE #Z23-16: "R-2" TO "R-3F"

June 27, 2023

## Case #Z23-16: "R-2" to "R-3F"

- HOLD a public hearing and consider a request submitted by Mitchell & Associates, Inc. on behalf of Square Bitness Lifestyle Enterprises, LLC (Case #Z23-16) to rezone approximately 0.268 acres, being part of the H. O'Neal Survey, Abstract No. 645, from "R-2" (Two-Family Residential District) to "R-3F" (Multifamily Residential District).
- □ The property is locally addressed as 1715 18<sup>th</sup> Street Killeen, Texas.





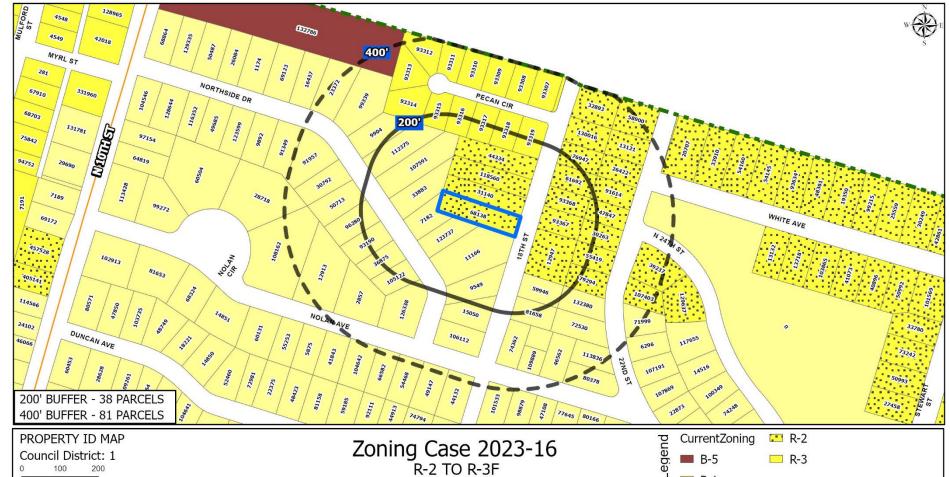
AERIAL MAP
Council District: 1
0 100 200

Zoning Case 2023-16 R-2 TO R-3F

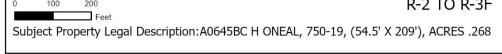
Citylimits

Zoning Case

Subject Property Legal Description: A0645BC H ONEAL, 750-19, (54.5' X 209'), ACRES .268



R-1



and 214 feet deep.

The subject property measures approximately 60 feet wide

If approved, the applicant intends to develop a four-plex on the property.

## Comprehensive Plan Analysis

- 'Infill & Enhance' Growth Sector
- North Killeen Revitalization Area
- Killeen Development Zone #1
- Approximately 17% non-residential uses and 83% residential uses of current land use mix
- Approximately 30% non-residential zoning districts and 70% residential zoning districts



# Comprehensive Plan Analysis

- □ 'Traditional Neighborhood' promotes a use mix of up to 50% non-residential and 80% residential uses
- The 'Traditional Neighborhood' place type recreates the presuburban development patterns with smaller lots and setbacks, diverse housing typologies, and a mix of uses which include residential uses such as townhouses and small plex (2-6 units), non-residential uses such as small-scale and neighborhood scale commercial development, and mixed-use such as live-work or few overs.

- The request is supports or furthers the implementation of the following Comprehensive Plan recommendations:
  - LU3 Encourage incremental evolution of neighborhoods
  - □ LU4 Prioritize infill and revitalization in North Killeen

\*Land Use & Growth Management (LU) and Downtown (DT) Recommendations

# Comprehensive Plan Analysis

Staff finds that the request is consistent with the recommendations of the 2022 Comprehensive Plan, as indicated in the Comprehensive Plan Analysis.

Staff is of the determination that approval of the applicant's request would have no negative impacts on the surrounding properties.

## Case #Z23-16: "R-2" to "R-3F"

View of the subject property



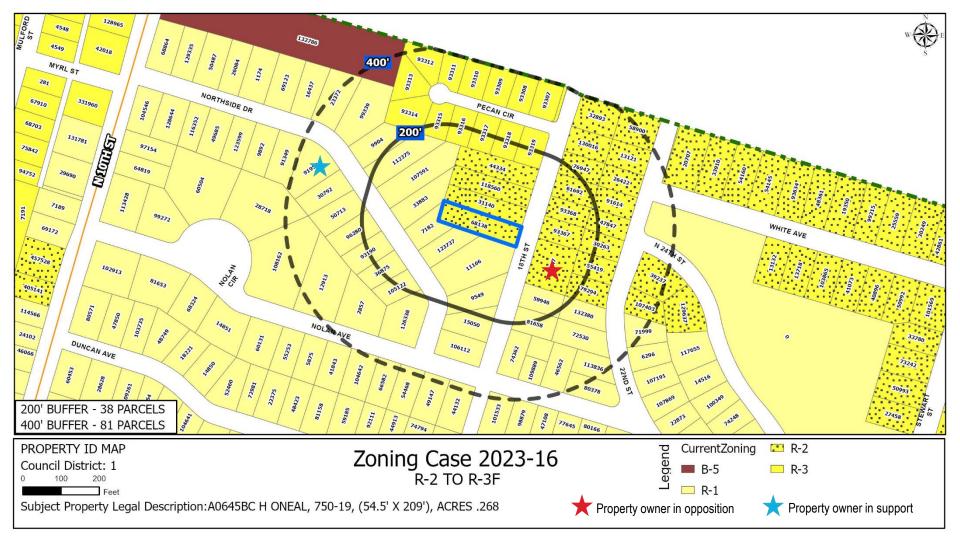
## Case #Z23-16: "R-2" to "R-3F"

#### View looking north:



### **Public Notification**

- Staff notified eighty (80) surrounding property owners regarding this request.
- Of those notified, forty-two (42) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and thirty-seven (37) property owners reside outside of Killeen.
- □ To date, staff has received one (1) written response in opposition, and one (1) in support of this request.



## **Alternatives**

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

### Staff Recommendation

- Staff finds that the request is consistent with the recommendations of the 2022 Comprehensive Plan, as indicated in the Comprehensive Plan Analysis.
- Staff is of the determination that approval of the applicant's request would have no negative impacts on the surrounding properties.
- □ Therefore, staff recommends approval of the applicant's request for "R-3F" (Multifamily Residential District).

### Commission Recommendation

At their regular meeting on June 5, 2023, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 7 to 0.