



CASE #Z24-25: “B-5” TO “R-1”,
“R-2”, AND “R-3F”

PH-24-046

November 5, 2024

#Z24-25: “B-5” to “R-1”, “R-2”, & “R-3F”

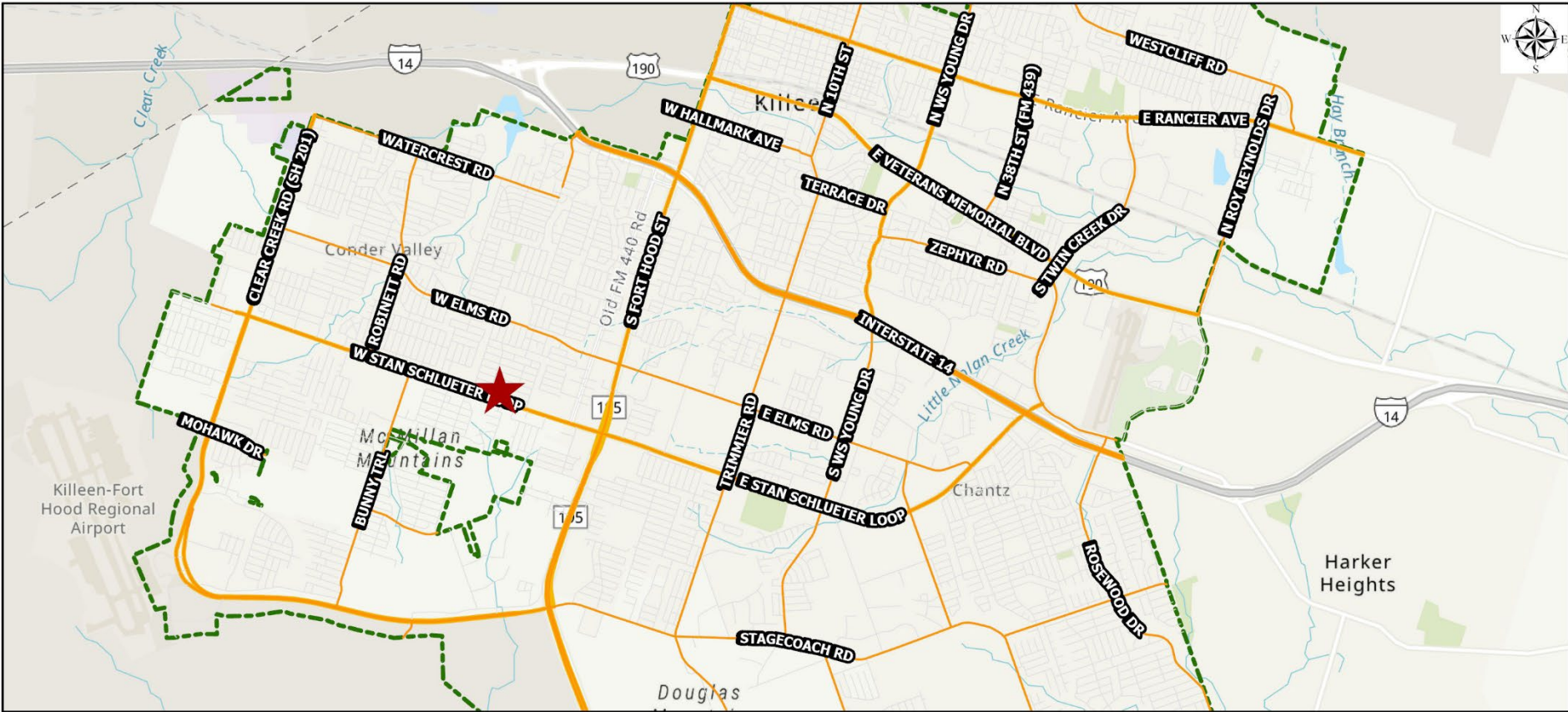
- **HOLD** a public hearing and consider a City-initiated request (**Case #Z24-25**) to rezone Lots 1-6, Block 1 of the Willow Ridge Addition, Phase Four from “B-5” (Business District) to “R-2” (Two-Family Residential District); Lot 1, Block 1 of the Willow Ridge Addition, Phase Five from “B-5” (Business District) to “R-3F” (Multifamily Residential District); and Lot 3, Block 2 of Willow Ridge Addition, Phase Four from “B-5” (Business District) to “R-1” (Single-Family Residential District).

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- The subject properties are locally addressed as 2012, 2014, 2101, 2103, 2105, 2201, 2203, and 2205 Agate Drive, Killeen, Texas.
- 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: 3



Subject Property Legal Description: WILLOW RIDGE ADDITION PHASE FOUR, BLOCK 1, LOTS 1 - 6; WILLOW RIDGE ADDITION PHASE FIVE, BLOCK 001, LOT 0001; WILLOW RIDGE ADDITION PHASE FOUR, BLOCK 002, LOT 0003

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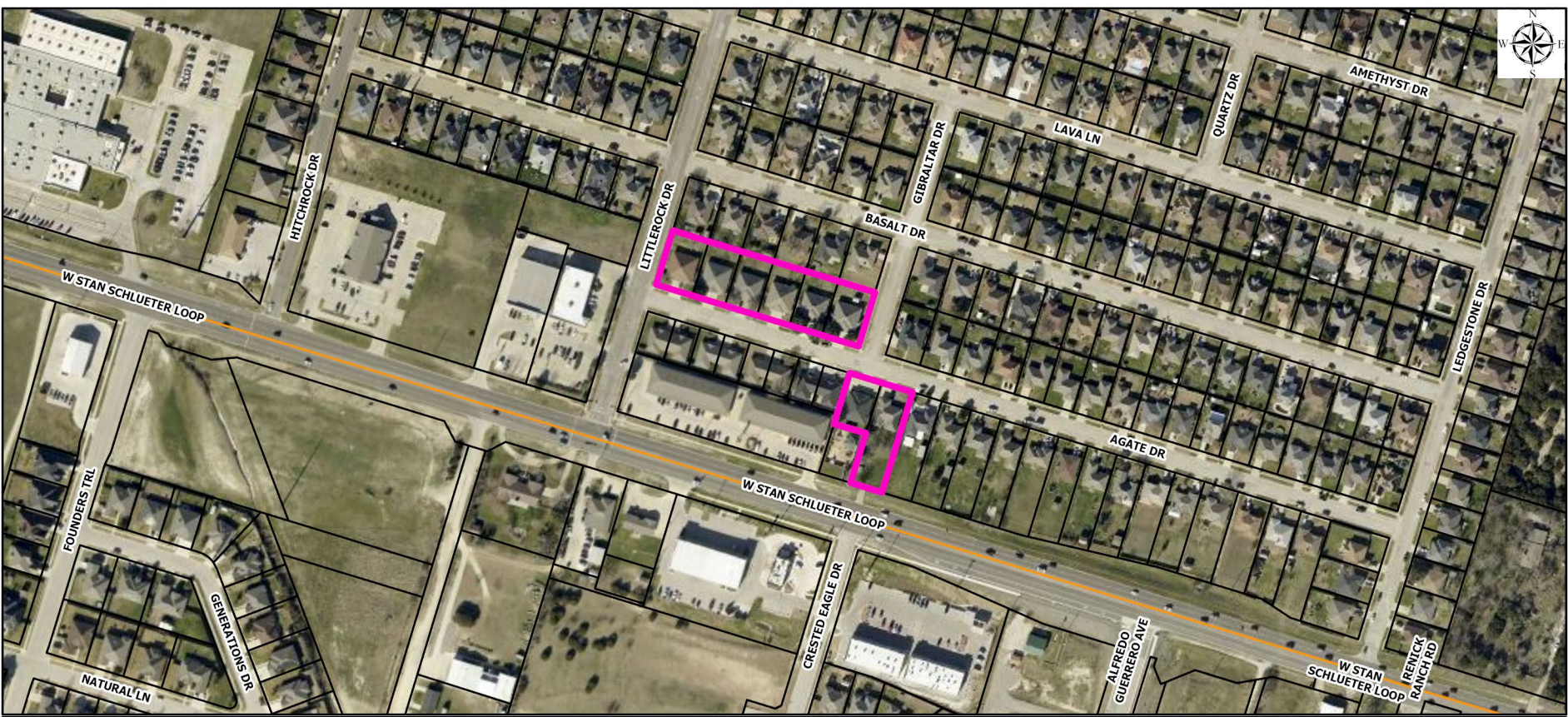
B-5 TO R-1, R-2 and R-3F

Legend

 Major Roads

 City Limits

 Zoning Case Location



AERIAL MAP
 Council District: 3
 0 200 400
 Feet

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B-5 TO R-1, R-2 and R-3F

Legend
 Citylimits

Subject Property Legal Description: WILLOW RIDGE ADDITION PHASE FOUR, BLOCK 1, LOTS 1 - 6; WILLOW RIDGE ADDITION PHASE FIVE, BLOCK 001, LOT 0001; WILLOW RIDGE ADDITION PHASE FOUR, BLOCK 002, LOT 0003

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Subject properties looking south:



#Z24-25: “B-5” to “R-1”, “R-2”, & “R-3F”

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Subject properties looking north:



#Z24-25: “B-5” to “R-1”, “R-2”, & “R-3F”

Subject properties looking east:



#Z24-25: “B-5” to “R-1”, “R-2”, & “R-3F”

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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

- 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.

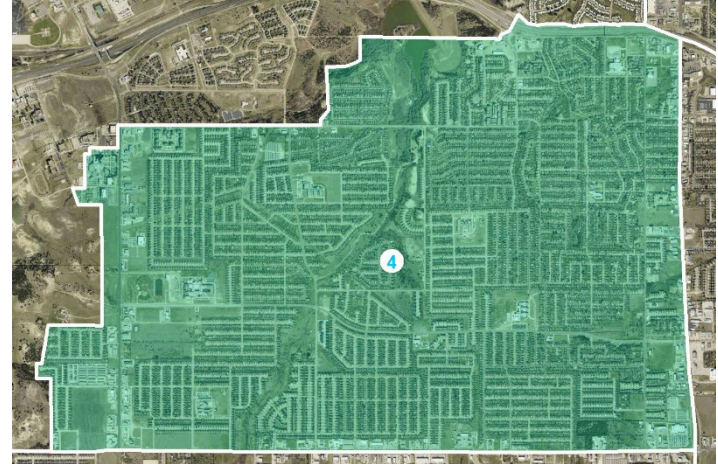
Comprehensive Plan Analysis

- This request supports or furthers the following Killeen 2040 Comprehensive Plan recommendations:
 - ▣ **LU3** – Encourage incremental evolution of neighborhoods.
 - ▣ **NH2** – Adopt strategy for achieving voluntary compliance and modernizing code enforcement techniques
 - ▣ **NH6** – Shift the market to include existing housing.

Development Zone Analysis

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- ❑ The property is located within Killeen Development Zone #4.
- ❑ The current land use mix within this area is comprised of 44.81% residential and 55.19% of non-residential uses.
- ❑ Zoning district breakdown:
 - ▣ Special Districts 1.87%
 - ▣ Residential 42.94%
 - ▣ Industrial 0.20%
 - ▣ Commercial 51.33%
 - ▣ Agricultural 3.66%
- ❑ Vacant Land 11.95%



Public Notification

- Staff notified eighty-one (81) surrounding property owners regarding this request.
- Of those property owners notified, forty (40) reside outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by the Council, and thirty (30) live outside Killeen.
- As of the date of this staff report, staff has received one written response in favor and no responses in opposition from the surrounding property owners regarding this request.



200' BUFFER - 49 PARCELS
 400' BUFFER - 89 PARCELS

PROPERTY ID MAP
 Council District: 3
 0 200 400 Feet
 ★ Support
 ★ Owner Consent

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Legend

Current Zoning	B-5	R-3
A-R1	B-C-1	R1-A
B-3	R-1	RT-1
B-4	R-2	

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- Water, sanitary sewer, and drainage utility service will be provided by the City of Killeen.
- Ingress and Egress to the properties is via Agate Drive, which is classified as a 60’ wide local street per the City of Killeen adopted Transportation Plan. Local traffic due to the proposed zoning change is not expected to change.
- A traffic impact analysis is not required due to the properties being currently developed.

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- 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 properties are in the Reese Creek Watershed. The properties are not in proximity to any regulated wetlands areas as identified on the National Wetlands Inventory maps. The properties are within Zone X of a FEMA regulated Special Flood Hazard Area (SFHA).

Staff Findings

- Staff finds that the applicant's request is consistent with the recommendations outlined in the Killeen 2040 Comprehensive Plan.
- Staff supports the intent to rezone to “R-1” (Single-Family Residential District), “R-2” (Two-Family Residential District), and “R-3F” (Multifamily Residential District). The existing structures are considered legal non-conforming, which are subject to the Killeen Code of Ordinances Sec. 31-51.

Staff Recommendation

- Therefore, staff recommends approval of the applicant's request to rezone the subject property from "B-5" (Business District) to "R-1" (Single-Family Residential District), "R-2" (Two-Family Residential District), and "R-3F" (Multifamily Residential District).

Commission Recommendation

- At their regular meeting on September 23, 2024, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 7 to 0.