



# CASE #Z24-21: “B-5” TO “R-2”

PH-24-044

October 22, 2024

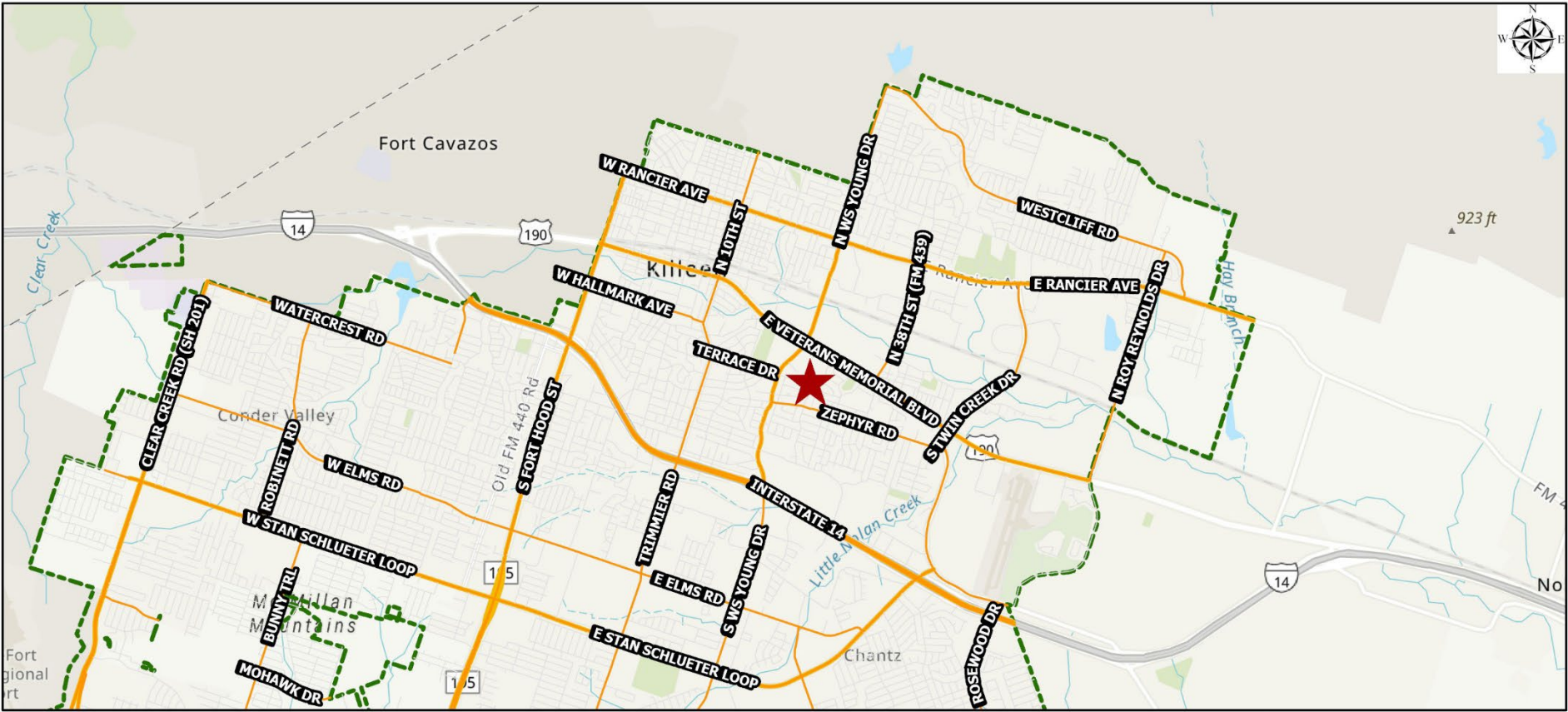
# Case #Z24-21: “B-5” to “R-2”

- HOLD a public hearing and consider a request submitted by John Hart Bandas, P.E. on behalf of Laura MacManus and Greg A. MacDonald (**Case #Z24-21**) to rezone approximately 0.22 acre out of Lot 11, Block 1 of the Fisher Commercial Subdivision, Phase Three from “B-5” (Business District) to “R-2” (Two-Family Residential District).
- The subject property is locally addressed as 2303 Federal Street, Killeen, Texas.

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- John Hart Bandas, P.E. has submitted a request on behalf of Laura MacManus and Greg A. MacDonald, to rezone approximately 0.22 acre, out of Lot 11, Block 1 of the Fisher Commercial Subdivision, Phase Three from “B-5” (Business District) to “R-2” (Two-Family Residential District).
- The applicant intends to develop a two-family residential structure on the property should this rezoning be approved by Council.



**LOCATION MAP**

Council District: 2

0 1 2 Miles

Subject Property Legal Description: FISHER COMMERCIAL SUBDIVISION PHASE THREE, BLOCK 001, LOT 0011 (0.222 Acres Total)

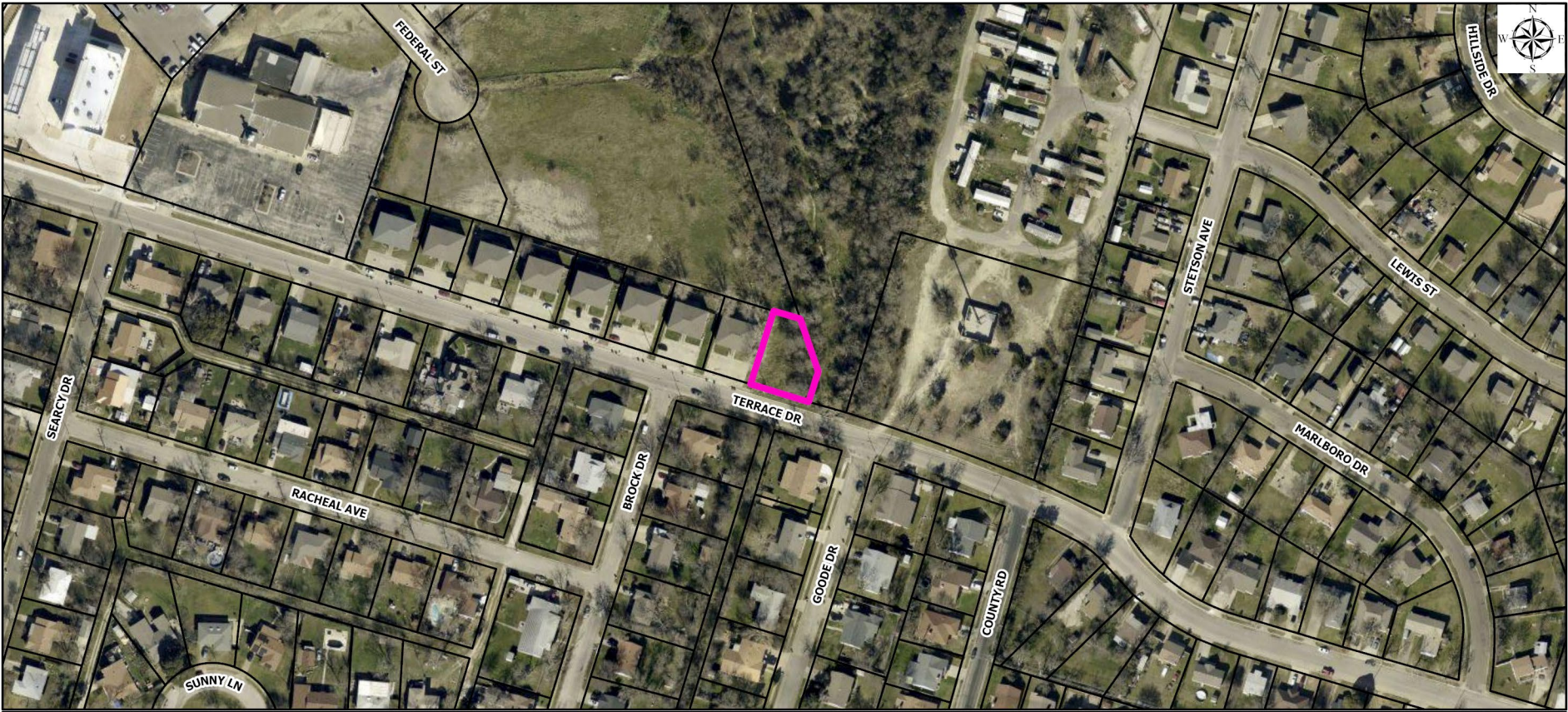
# Zoning Case 2024-21

## B-5 TO R-2

**Legend**

- Major Roads
- City Limits
- Zoning Case Location





AERIAL MAP  
Council District: 2  
0 200 400  
Feet

# Zoning Case 2024-21

B-5 TO R-2

Legend  
 Citylimits

Subject Property Legal Description: FISHER COMMERCIAL SUBDIVISION PHASE THREE, BLOCK 001, LOT 0011 (0.222 Acres Total)



# Case #Z24-21: “B-5” to “R-2”

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Subject properties looking north:



# Case #Z24-21: “B-5” to “R-2”

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Subject properties looking south:





# Case #Z24-21: “B-5” to “R-2”

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Subject properties looking east:





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Subject properties looking west:



# Comprehensive Plan Analysis

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- ❑ The subject property is designated 'Residential Mix' on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- ❑ This place type creates neighborhoods built with a traditional walkable block/street grid network that allows a flexible mix of residential building typologies. This place type encourages most residential uses such as single-family detached, townhouses, small-plex (2-4 units), etc.
- ❑ This place type encourages a twenty-five percent (25%) nonresidential and ninety-five percent (95%) residential use mix.

# Comprehensive Plan Analysis

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- These parcel is in the 'Intended Growth' sector on the Growth Sector Map.
- The 'Intended Growth' sector includes property that are in close proximity to existing development and has access to existing or planned infrastructure.
- Development in this sector should align with the Big Ideas of this plan, particularly those related to diversifying the housing and neighborhood options in the city.



# Comprehensive Plan Analysis

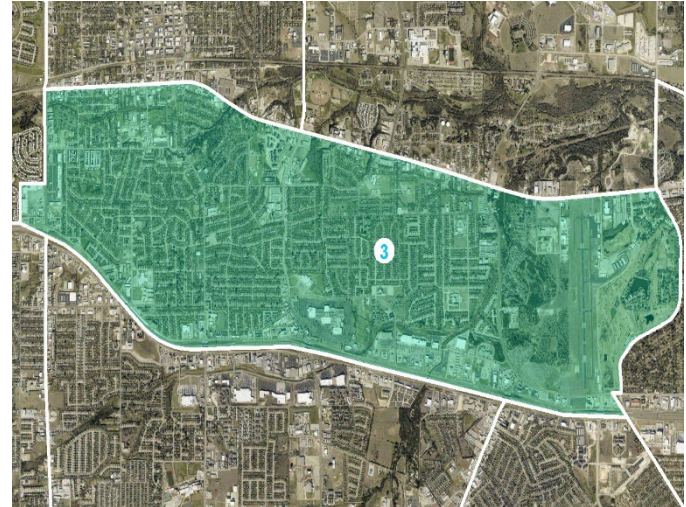
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- The Comprehensive Plan promotes incremental redevelopment of properties in Killeen that can add to a widespread improvement.
- This request supports or furthers the following Killeen 2040 Comprehensive Plan recommendations:
  - ▣ **LU3** – Encourage incremental evolution of neighborhoods.
  - ▣ **NH3** – Diversify housing mix (types and price points).
  - ▣ **NH4** – Build complete neighborhoods.
- Staff finds that the request is consistent with the recommendations of the Killeen 2022 Comprehensive Plan.

# Development Zone Analysis

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- ❑ The property is located within Killeen Development Zone #3.
- ❑ The current land use mix within this area is comprised of 62.4% residential uses and 37.6% commercial uses.
- ❑ Zoning district breakdown:
  - ▣ Special Districts 2.74%
  - ▣ Residential 59.66%
  - ▣ Industrial 9.71%
  - ▣ Commercial 28.43%
  - ▣ Agricultural 0.00%

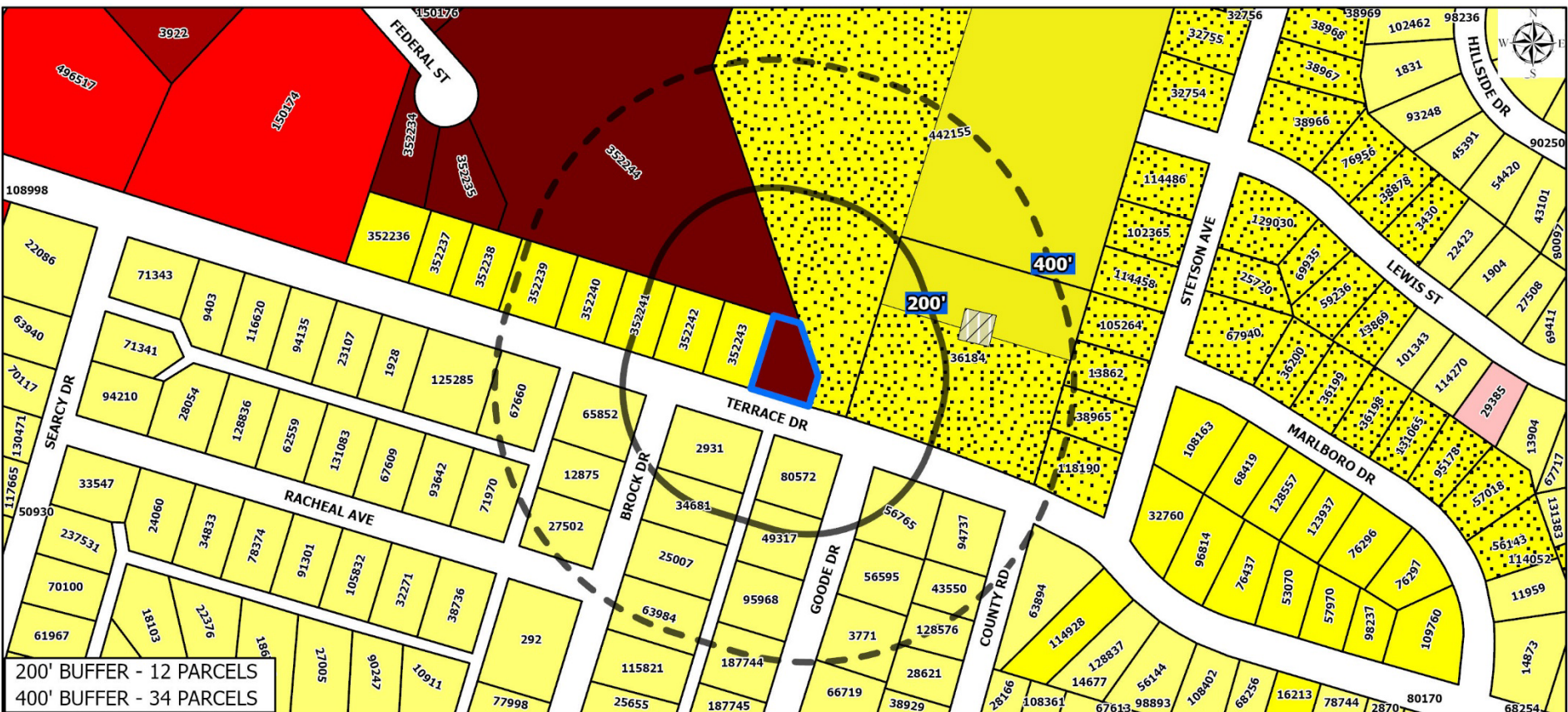


# Public Notification

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- Staff notified thirty-three (33) surrounding property owners regarding this request.
- Of those property owners notified, twenty-two (22) are outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by the Council, and eleven (11) live outside Killeen.
- To date, staff has received no written responses regarding this request from surrounding property owners.





PROPERTY ID MAP

Council District: 2

0 200 400 Feet

## Zoning Case 2024-21

### B-5 TO R-2

Legend

Current Zoning	B-4	R-1
B-1	B-5	R-2
B-3	CUP	R-3
		R-MP

Subject Property Legal Description: FISHER COMMERCIAL SUBDIVISION PHASE THREE, BLOCK 001, LOT 0011 (0.222 Acres Total)

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- Ingress and egress to the property will be via Terrace Drive and is estimated to generate 29 daily trips.
- A traffic impact analysis is not required.
- Water, sanitary sewer, and drainage utility service will be provided by the City of Killeen.

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- There are no proposed parks or trails located adjacent to or on this site. Parkland dedication or fees in-lieu-of parkland dedication and parkland development fees shall be required for future development. The developer intends to place one duplex on the site. Based on this, the parkland dedication requirements would be as follows:
  - ▣ Parkland Dedication: 0.015 acres
  - ▣ Fees-In-Lieu of Parkland Dedication: \$ 750.00
  - ▣ Park Development Fees: \$ 450.00



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- The property is in the South Nolan Creek Tributary #7 drainage area and abuts an unnamed tributary of South Nolan Creek along the eastern property line.
- A small portion of the tract is located within the 25' creek buffer zone.
- The property is within a Zone X FEMA-regulatory Special Flood Hazard Area (SFHA).

# Staff Findings

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- ❑ The property is a vacant lot. The surrounding area includes a mix of vacant land, single-family, and multifamily uses.
- ❑ Staff is of the determination that the applicant's request is consistent with the prevailing community character of the adjacent neighborhoods.
- ❑ Staff finds that the request is consistent with the recommendations of the Killeen 2022 Comprehensive Plan.

# Staff Recommendation

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- Therefore, staff recommends approval of the request to rezone the properties from “B-5” (Business District) to “R-2” (Two-family Residential District) as presented.



# Commission Recommendation

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- At their regular meeting on September 9, 2024, the Planning and Zoning Commission recommended approval of the request by a vote of 6 to 0.