CASE #Z22-42: "B-5" TO "R-3F"

October 18, 2022

- HOLD a public hearing and consider an ordinance requested by Edward McIntyre, on behalf of Gurunath Vadamudala (Case #Z22-42) to rezone approximately 0.231 acres out of the Northside Addition, Block 3, Lots 3 and 4, from "B-5" (Business District) to "R-3F" (Multifamily Residential District).
- The property is locally addressed as 1707 North 8th Street, Killeen, Texas.



Subject Property Legal Description: NORTH SIDE ADDITION, BLOCK 003, LOT 3, 4

Zoning Case Location



AERIAL MAP
Council District: 1
0 100 200

Zoning Case 2022-42 B-5 TO R-3F

Citylimits



Zoning Case

Subject Property Legal Description: NORTH SIDE ADDITION, BLOCK 003, LOT 3, 4



□ If approved, the applicant intends to develop a modern 4-plex house on the property.



Council District: 1

0 100 200

Feet

Zoning Case 2022-42

B-5 TO R-3F

Subject Property Legal Description: NORTH SIDE ADDITION, BLOCK 003, LOT 3, 4

Chapter 31 Compliance

- In accordance with Killeen Code of Ordinances Sec. 31-255.1(b) and 31-256.9(a):
 - Planned Unit Development (PUD) "shall be required for any request for an R-3F and/or R-3A district when the total acreage of the request alone, or when the total acreage of the request combined with all adjacent areas zoned R-2, R-3, R-3F, and R-3A, and/or areas within a two-thousand feet radius of any of the property seeking to be rezoned, consist of twenty-five (25) acres or more."

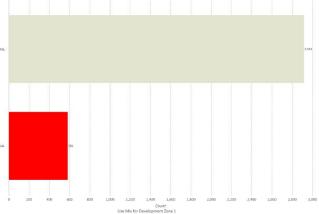
Chapter 31 Compliance

- Approximately 99.4 acres of areas zoned for multifamily use within 2,000 feet of the subject property. Therefore, a PUD is required in order to rezone the subject property to "R-3F" (Multifamily Residential District).
- However, in accordance with the proposed amendments to Sec. 31-256.9(a), where a PUD shall only be required for any rezoning request for R-3F and/or R-3A when the total acreage of the request is greater than five (5) acres, staff finds that this request may not require a PUD, since the request is for approximately 0.231 acres.

Comprehensive Plan Analysis

- □ 'Infill & Enhance' of the Growth Sector Map
- North Killeen Revitalization Area
- Killeen Development Zone #1
- Approximately 5% non-residential uses and
 95% residential uses of current land use mix
- Approximately 30% non-residential zoning districts
- 'Traditional Neighborhood' promotes a use mix of up to 50% non-residential and 80% residential uses





Comprehensive Plan Analysis

- This request is consistent with the 'Traditional Neighborhood' designation of the Future Land Use Map (FLUM).
- This request supports or furthers the implementation of the following Comprehensive Plan recommendations:
 - LU1 Use place types and complete neighborhoods as building blocks
 - □ LU3 Encourage incremental evolution of neighborhoods
 - □ LU4 Prioritize infill and revitalization in North Killeen
 - NH3 Diversify housing mix (types and price points)

Environmental Assessment

The property is not within any FEMA regulatory Special Flood Hazard Area (SFHA). There are no other known wetland areas on or adjacent to the property as identified on the National Wetlands Inventory.

View of the subject property looking south:



View of the adjacent property to the south:



View of the surrounding property to the north:

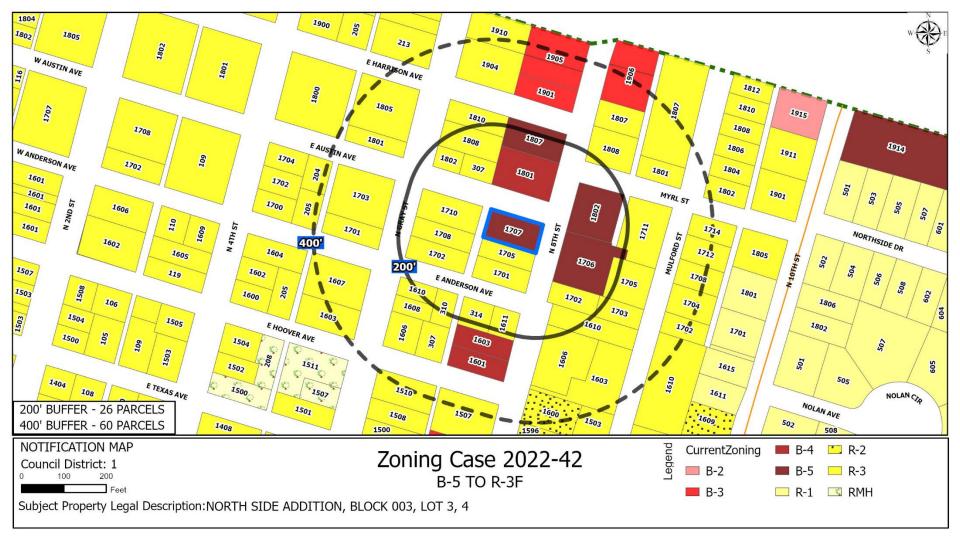


View of the surrounding property to the west:



Public Notification

- Staff notified sixty (60) surrounding property owners regarding this request.
- Of those notified, thirty-four (34) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and thirty-one (31) property owners reside outside of Killeen.
- To date, staff has received no written responses regarding this request.



Alternatives

- The City Council has three (3) alternatives. The Council may:
 - Disapprove the applicant's request;
 - Approve a more restrictive zoning district than requested; or
 - Approve the applicant's request as presented.

Staff Recommendation

Staff finds the request consistent with the policies and principles of the 2022 Comprehensive Plan such as fiscal sustainability, complete neighborhoods, and revitalization in North Killeen, as indicated in the Comprehensive Plan Analysis.

□ Therefore, staff recommends approval of the applicant's request for "R-3F" (Multi-Family Residential District).

Commission Recommendation

□ At their regular meeting on September 19, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.