CASE #Z22-58: "R-1" TO "B-3"

February 21, 2023

- HOLD a public hearing and consider an ordinance requested by Cornelius Rogers on behalf of StarPointe Realty Partners I, LLC (Case #Z22-58) to rezone approximately 3.0 acres, being Lot 1, Block 1 Vandyke Addition, from "R-1" (Single-Family Residential District) to "B-3" (Local Business District).
- The property is locally addressed as 6300 S. Fort Hood St. Killeen, Texas.



Subject Property Legal Description: VANDYKE ADDITION, BLOCK 001, LOT 0001, ACRES 3.0

Citylimits

Zoning Case Location



AERIAL MAP
Council District: 3

Zoning Case 2022-58 R-1 TO B-3

Citylimits

Zoning Case

Subject Property Legal Description: VANDYKE ADDITION, BLOCK 001, LOT 0001, ACRES 3.0

□ If approved, the applicant intends to use the existing church building (5,200 sq. ft.) as a real estate office.

Comprehensive Plan Analysis

□ The subject property is designated 'Residential Mix' on the FLUM, which promotes a use mix of up to 25% non-residential and 95% residential uses.



Comprehensive Plan Analysis

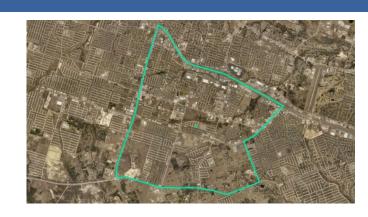
Located within Development Zone #6.

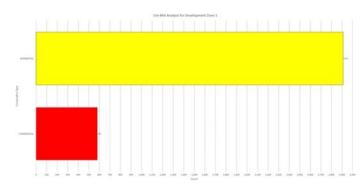
Approximate current land use mix:

- □ 33% non-residential uses
- □ 57% residential uses
- 10% agricultural

Approximate Zoning districts (excluding special districts)

- □ 7% non-residential zoning districts
- □ 93% residential zoning districts





Comprehensive Plan Analysis

- Consistent with the 'Residential Mix' designation of the Future Land Use Map (FLUM).
- □ The request promotes 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

*Land Use & Growth Management (LU) Recommendations

View of the subject property facing east:

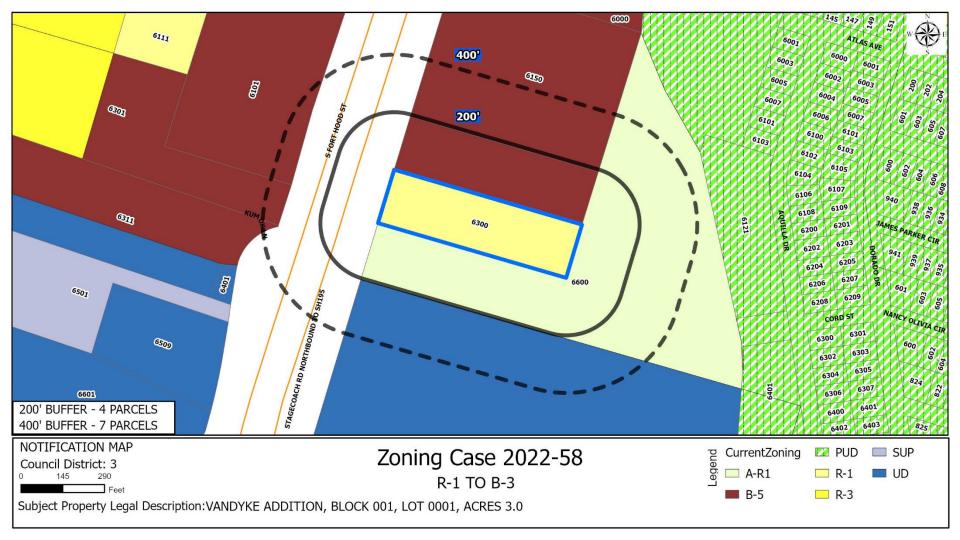


View from the subject property facing west:



Public Notification

- Staff notified six (6) surrounding property owners regarding this request.
- Of those notified, three (3) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and two (2) property owners reside outside of Killeen.
- □ To date, staff has received zero (0) written responses regarding this request.



Alternatives

The City Council may:

- Disapprove the applicant's request;
- Approve a more restrictive zoning district; or
- Approve the applicant's request as presented.

Staff Recommendation

- Staff finds that the request is consistent with the policies and principles of the 2022 Comprehensive Plan.
- Additionally, the request is compatible with the existing land uses and prevailing community character. Approval of this request would not negatively affect the surrounding community.
- Therefore, staff recommends approval of the request as presented.

Commission Recommendation

□ At their regular meeting on January 30, 2023, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 5 to 0.