



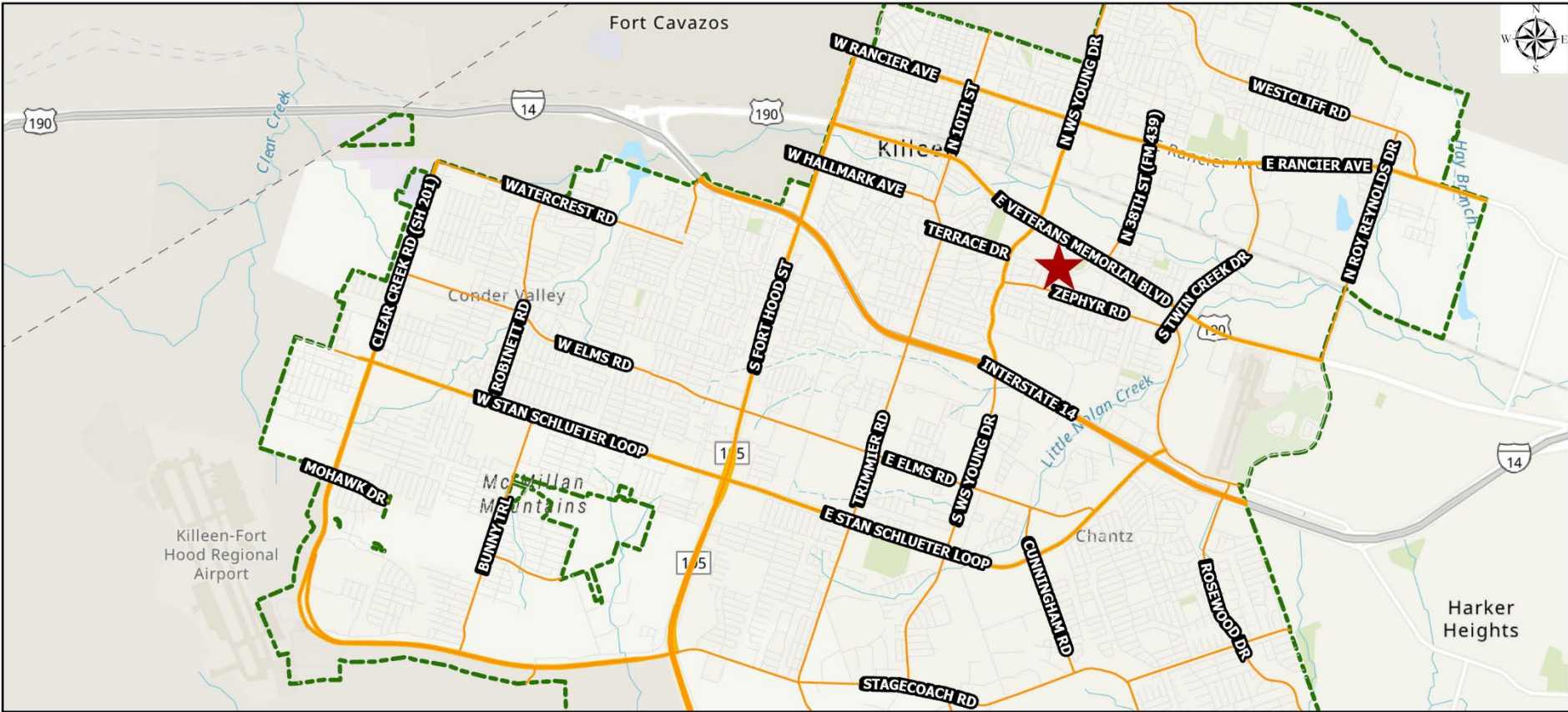
# CASE #Z24-09: “R-1” TO “R-2”

PH-24-018

June 4, 2024

# Case #Z24-09: “R-1” to “R-2”

- ❑ **HOLD** a public hearing and consider a request submitted by Lincoln Horse Properties TX, LLC (**Case #Z24-09**) to rezone Lot 11, Block 5, Marlboro Heights Revised, from “R-1” (Single-Family Residential District) to “R-2” (Two-Family Residential District).
- ❑ The property is locally addressed as 905 Highland Avenue, Killeen, Texas.



LOCATION MAP

Council District: 2



Subject Property Legal Description: MARLBORO HEIGHTS REVISED, BLOCK 005, LOT 0011

Zoning Case 2024-09  
R-1 TO R-2

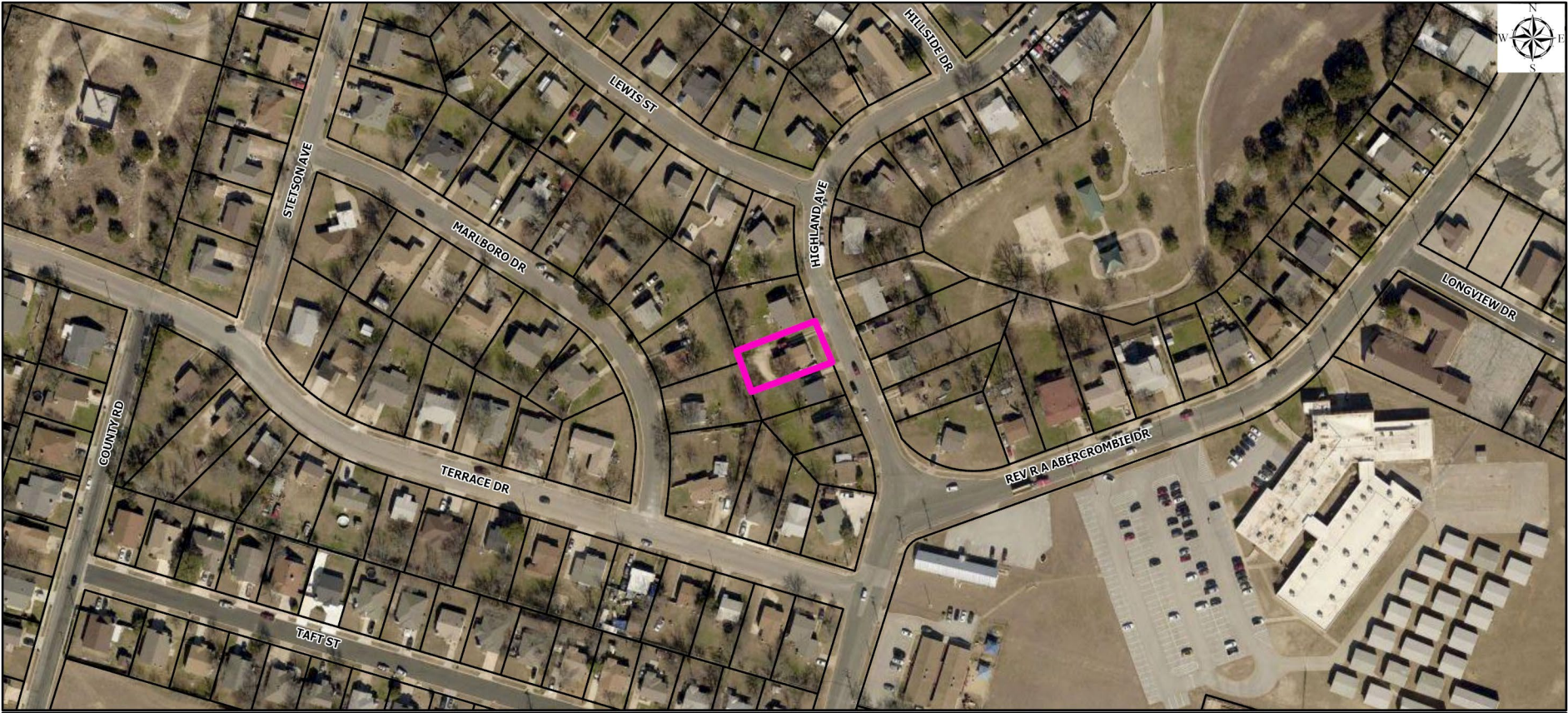
Legend

Major Roads

City Limits

Zoning Case Location





AERIAL MAP

Council District: 2



# Zoning Case 2024-09

## R-1 TO R-2

Legend



Subject Property Legal Description: MARLBORO HEIGHTS REVISED, BLOCK 005, LOT 0011



# Case #Z24-09: “R-1” to “R-2”

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View of the subject property looking west:



# Case #Z24-09: “R-1” to “R-2”

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View of the subject property looking east:





# Case #Z24-09: “R-1” to “R-2”

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View of the subject property looking south:



# Case #Z24-09: “R-1” to “R-2”

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View of the subject property looking north:





# 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.
- The 'Residential Mix' place type creates neighborhoods built with a traditional walkable block/street grid network that allows a flexible mix of residential building typologies.
- The 'Residential Mix' place type' promotes up to 25% non-residential and up to 95% residential uses.
- Staff finds that the applicant's request is consistent with the 'Residential Mix' place type.

# Comprehensive Plan Analysis

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- The property is designated 'Neighborhood Infill' on the Growth Sector Map (FLUM) of the Comprehensive Plan.
- The 'Neighborhood Infill' sector has existing development and full service, but are in areas where additional population, higher development intensities, and integration of uses is desired.
- Growth policies for this area should support infill development or redevelopment projects.



# Comprehensive Plan Analysis

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- This request supports or furthers the following Comprehensive Plan recommendations:
  - ▣ **LU3** - Encourage incremental evolution of neighborhoods.
  - ▣ **NH6** - Shift the market to include existing housing.

# Development Zone Analysis

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- ❑ The property is located within Killeen Development Zone #3.
- ❑ Current land use mix within this area comprises approximately:
  - ▣ 40.37% non-residential uses
  - ▣ 59.66% of residential uses
- ❑ Zoning district breakdown:

▣ Special Districts	2.77%
▣ Residential	59.66%
▣ Industrial	9.17%
▣ Commercial	28.43%

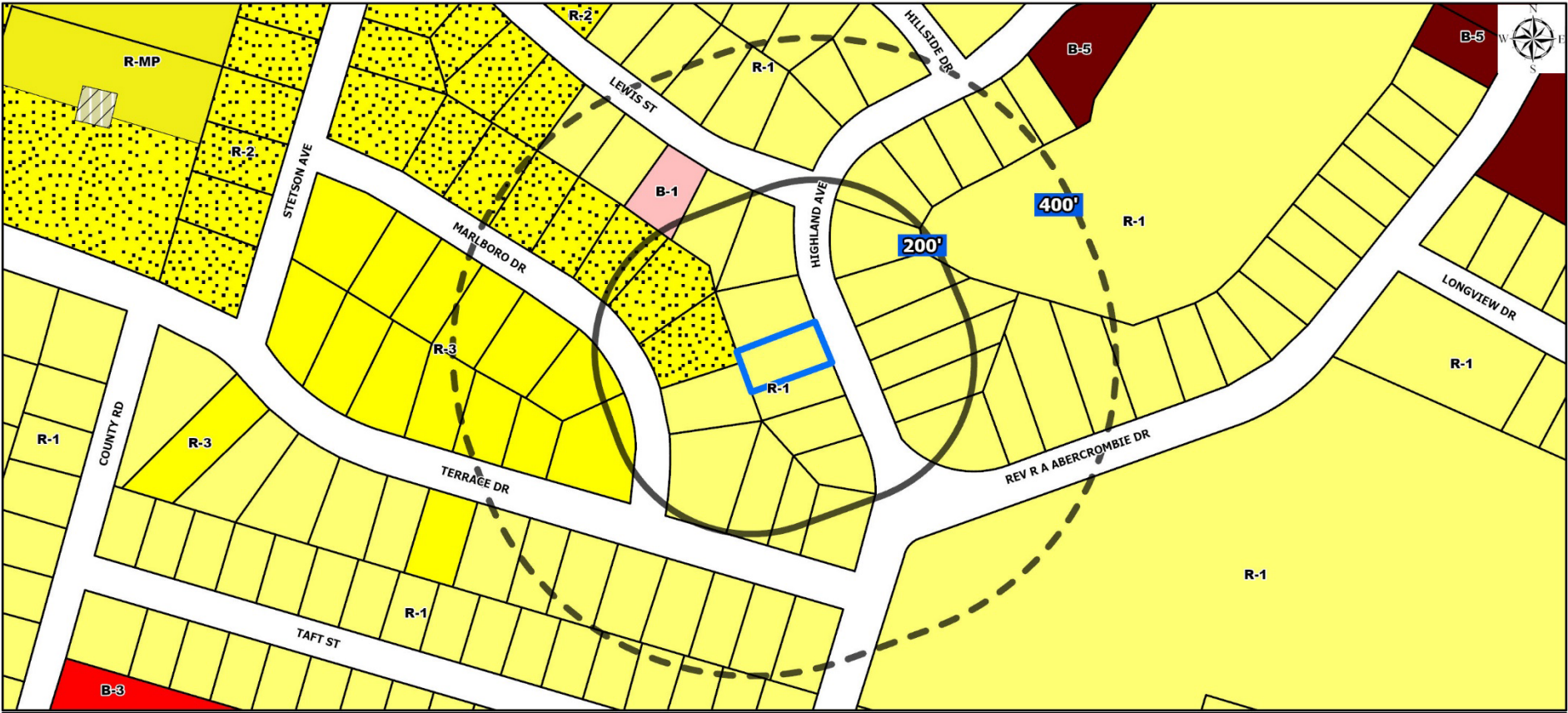




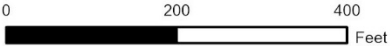
# Public Notification

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- Staff notified sixty-five (65) surrounding property owners regarding this request.
- Of those property owners notified, forty-one (41) are outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by the Council, and fourteen (14) live outside Killeen.
- To date, staff has received no written responses regarding this request.



ZONING MAP  
Council District: 2



## Zoning Case 2024-09

### R-1 TO R-2

Subject Property Legal Description: MARLBORO HEIGHTS REVISED, BLOCK 005, LOT 0011



# Staff Findings

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- Staff is of the determination that the applicant's request is consistent with the recommendations of the Killeen 2040 Comprehensive Plan, as indicated in the Comprehensive Plan Analysis.
- Staff is of the determination that the request is consistent with the character of the surrounding area. Approval of the applicant's request would have no negative impacts on the surrounding properties.

# Staff Recommendation

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- ❑ Therefore, staff recommends approval of the applicant's request to rezone the subject property from "R-1" (Single Family Residential District) to "R-2" (Two-Family Residential District).

# Commission Recommendation

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- ❑ At their regular meeting on May 6, 2023, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 7 to 0.