



CASE #Z24-18:

“B-3” & “B-5” TO “R-3F”

PH-24-038

September 17, 2024

Case #Z24-18: “B-3” & “B-5” to “R-3F”

- **HOLD** a public hearing and consider a City-initiated request (**Case #Z24-18**) to rezone Lots 1-16, Block 1 and Lots 1-4, Block 2, Kingsbury Park Subdivision, from “B-3” (Local Business District) and “B-5” (Business District) to “R-3F” (Multifamily Residential District).

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- The subject properties are locally addressed as 1200, 1202, 1204-1206, 1208, 1210, and 1212 Industrial Blvd; 1707-1710 Kylie Circle; 1706, 1708-1710 Tanner Circle; and 1706, 1708, 1710, and 1712 Old Farm to Market 440, Killeen, Texas.

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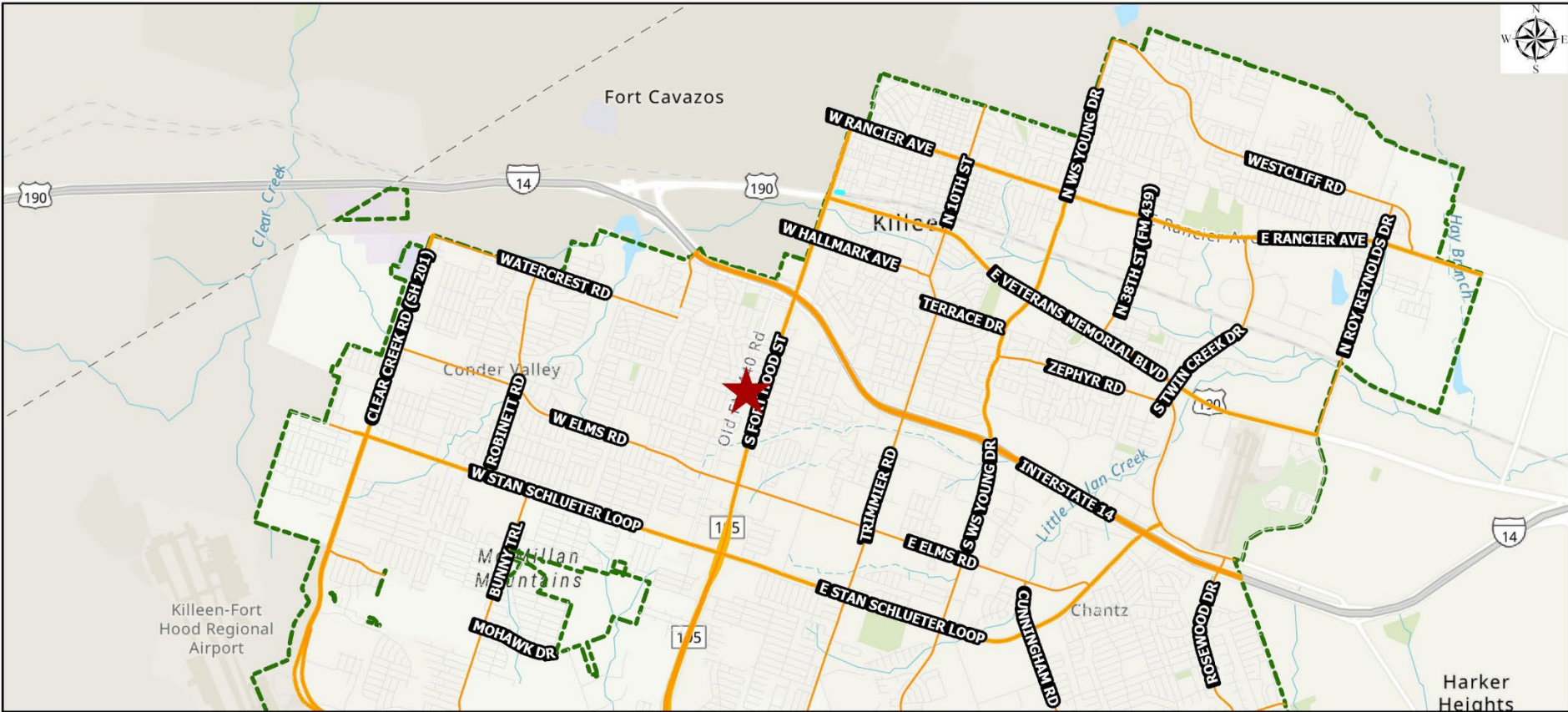
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- This request has been initiated by City staff. The intent of this initiative is to assist property owners by rezoning legal nonconforming properties to establish the current residential use of the properties as conforming with the City of Killeen’s zoning and land use regulations.

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- In doing so, the goal is to ensure that property owners on Industrial Boulevard, Kylie Circle, Tanner Circle, and Old Farm to Market 440, 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: Lots 1-16, Block 1 and Lots 1-4, Block 2 out of Kingsbury Park Subdivision. 7.62 Acres

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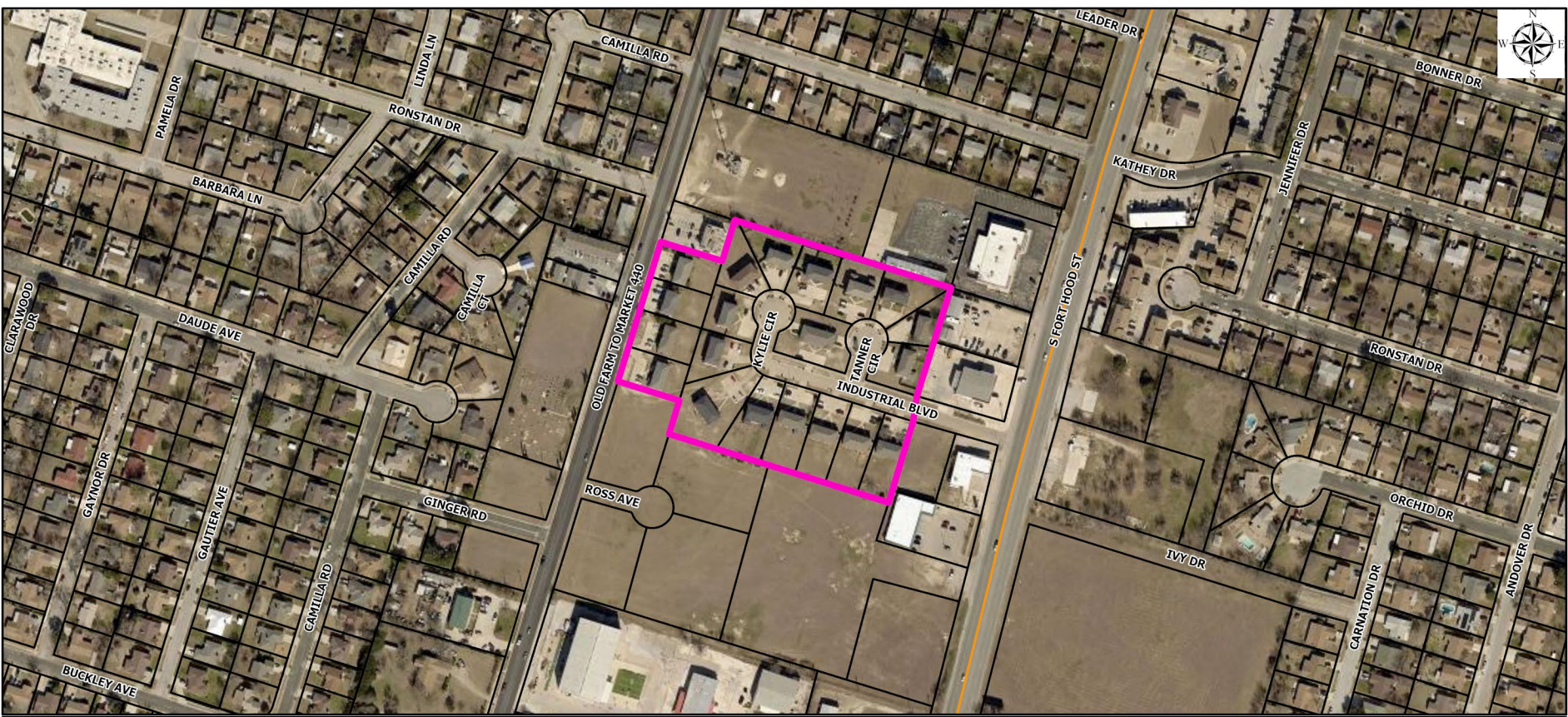
B-3 & B-5 to R-3F

Legend

— Major Roads

▭ City Limits

★ Zoning Case Location



AERIAL MAP
 Council District: 3
 0 200 400
 Feet

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Legend
 Citylimits

Subject Property Legal Description: Lots 1-16, Block 1 and Lots 1-4, Block 2 out out of Kingsbury Park Subdivision. 7.62 Acres

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Subject properties looking north:



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Subject properties looking south:



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Subject properties looking east:



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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.
 - ▣ **NH6** – Shift the market to include existing housing.

Development Zone Analysis

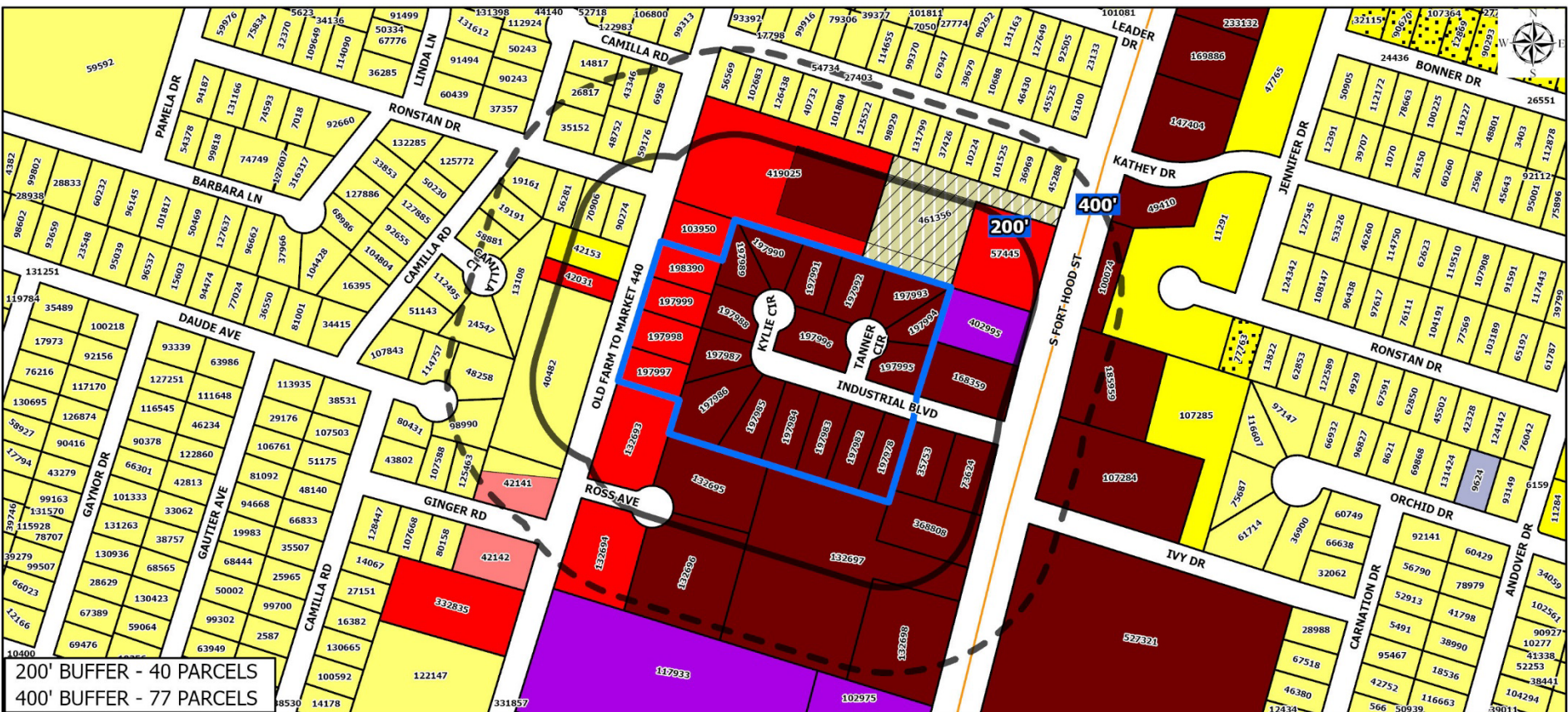
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- ❑ The property is located within Killeen Development Zone #4.
- ❑ The current land use mix within this area is comprised of 55.19% non-residential and 44.81% of residential uses.
- ❑ Zoning district breakdown:
 - ▣ Special Districts 1.87%
 - ▣ Residential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



Public Notification

- Staff notified fifty-seven (57) surrounding property owners regarding this request.
- Of those property owners notified, seventeen (17) reside outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by the Council, and twenty-four (24) live outside Killeen.
- As of the date of this staff report, staff has received no written responses regarding this request from surrounding property owners.



200' BUFFER - 40 PARCELS
 400' BUFFER - 77 PARCELS

PROPERTY ID MAP
 Council District: 3
 0 200 400
 Feet

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Legend

Current Zoning	B-5	R-1
B-2	CUP	R-2
B-3	M-1	R-3
	SUP	

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- Ingress and egress to the properties on Industrial Blvd, Kylie Cir, and Tanner Cir, is via Industrial Blvd, which is classified as a 60' wide Local Street on the Thoroughfare Plan, to S. Fort Hood St., which is classified as a 120' wide Principal Arterial Street.
- Ingress and egress to the properties addressed as 1706, 1708, 1710, and 1712 Old Farm to Market 440, is via Old Farm to Market 440.

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- There is no TIA required, as there is no change of use for the subject property.
- There are no proposed parks or trails located on this site. Parkland dedication, fees in lieu of, and parkland development fees will not be required, as the property is already developed.

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- The property is within a Zone X FEMA-regulatory Special Flood Hazard Area (SFHA).
- Water, sanitary sewer, and drainage utility service will be provided by the City of Killeen.

Staff Findings

- Staff finds that the applicant's request is consistent with the recommendations outlined in the Killeen 2040 Comprehensive Plan.
- 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

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

Commission Recommendation

- At their regular meeting on August 12, 2024, the Planning and Zoning Commission recommended approval of the request by a vote of 6 to 0.