



CASE#Z21-39: “B-3” TO “R-2”

PH-22-004

January 4, 2022

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- ❑ **HOLD** a public hearing and consider a request submitted by Quintero Engineering, LLC on behalf of Alfred George Mayo Jr. (**Case #Z21-39**) to rezone approximately 0.155 acre out of the Cole (Unrecorded) Subdivision from “B-3” (Local Business District) to “R-2” (Two-Family Residential District).
- ❑ The property is addressed 1015 North 10th Street, Killeen, Texas.



Attachment #3

Council District: 1



Subject Property Legal Description: 1015 N 10TH ST.

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Legend

 Citylimits

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- If approved, the applicant intends to develop a two-family dwelling on the property.
- 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.

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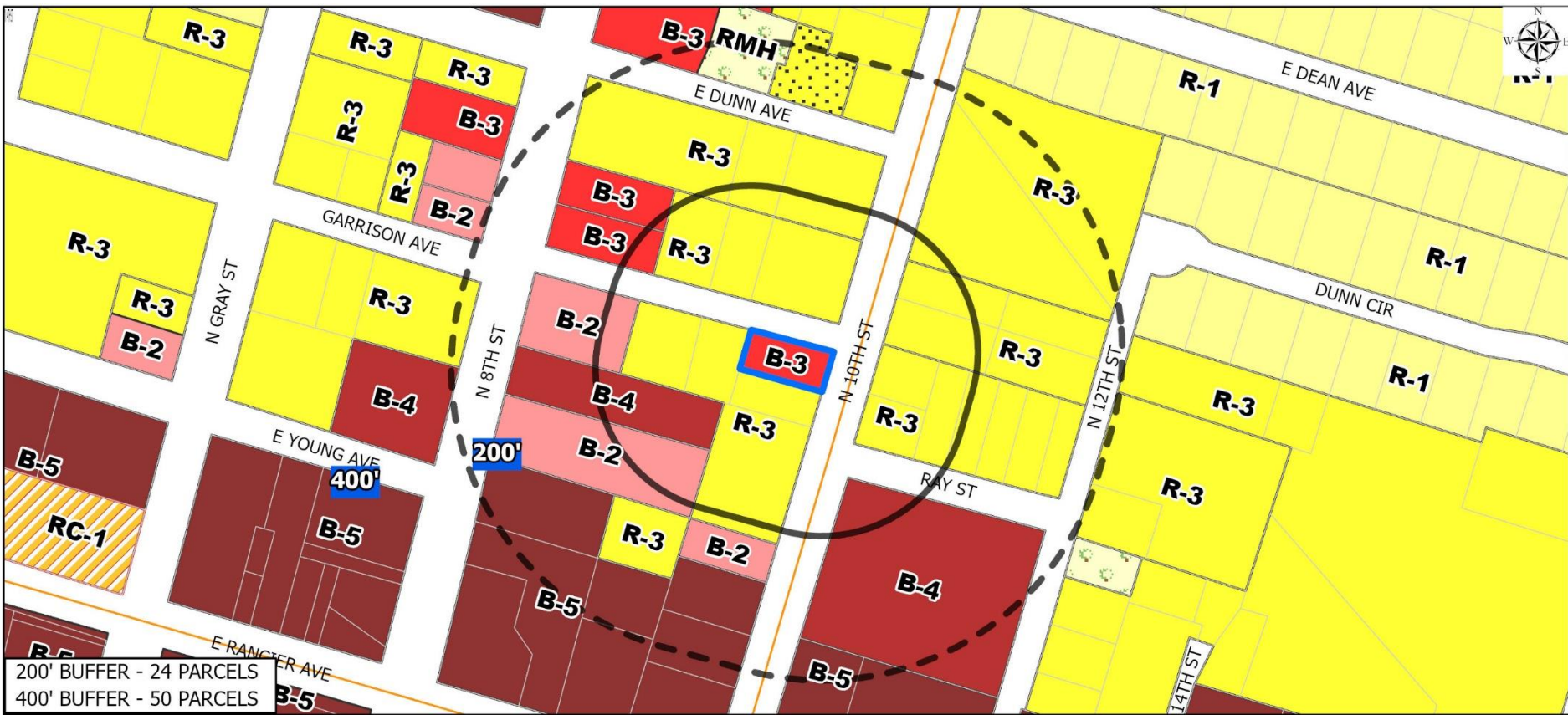
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- The subject property is designated as ‘Residential-Commercial Mix’ (RC-Mix) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The ‘Residential-Commercial Mix’ (RC-Mix) designation encompasses areas that were allowed to develop in the past with non-residential uses (including uses with a heavy commercial and/or industrial intensity) intermixed with a variety of residential uses – often with minimal screening and/or buffering.

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- The ‘Residential-Commercial Mix’ (RC-Mix) designation encourages the following development types:
 - ▣ Mix of residential types and densities; and
 - ▣ Variety of commercial and light industrial activities.
- Staff finds that the applicant’s request is consistent with the Future Land Use Map (FLUM) of the Comprehensive Plan.

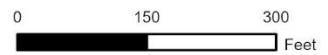


200' BUFFER - 24 PARCELS
400' BUFFER - 50 PARCELS

Attachment #4
Zoning Map
Council District: 1
Subject Property Legal Description: 1015 N 10TH ST.

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Staff Findings

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- ❑ The character of the area is predominantly residential.
- ❑ Staff finds that the applicant's request is consistent with the surrounding land uses and prevailing community character.

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View of the subject property from Garrison Avenue (facing south):



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Adjacent property to the north (zoned “R-3”):



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Adjacent property to the west (zoned “R-3”):



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Adjacent property to the south (zoned “R-3”):



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- ❑ Staff notified forty-nine (49) surrounding property owners regarding this request.
- ❑ Of those property owners notified, twenty-six (26) properties are located outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and eighteen (18) reside outside of Killeen.
- ❑ To date, staff has received no written responses regarding this request.

Alternatives

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

Recommendation

- ❑ Staff recommends approval of the applicant's request to rezone the property from "B-3" (Local Business District) to "R-2" (Two-Family Residential District) as presented.
- ❑ At their regular meeting on December 6, 2021, the Planning and Zoning Commission recommended approval of the applicant's request to rezone the property from "B-3" (Local Business District) to "R-2" (Two-Family Residential District) by a vote of 6 to 0.