



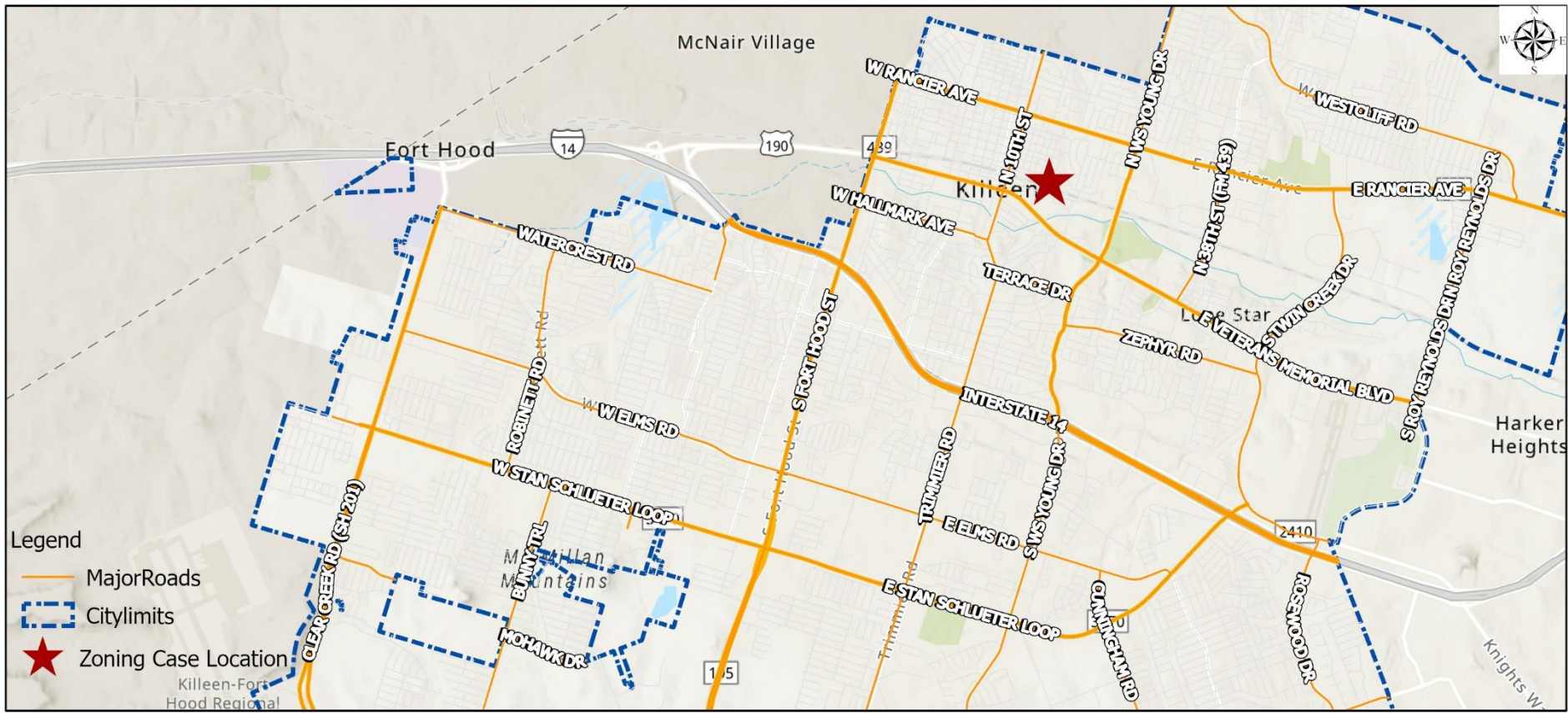
CASE#Z21-43: “R-1” TO “R-2”

PH-22-010

January 18, 2022

Case #Z21-43: “R-1” to “R-2”

- ❑ **HOLD** a public hearing and consider a request submitted by Tobe Sweeney on behalf of Lilia D Enterprise, LLC (**Case #Z21-43**), to Lot 1, Block 4 of the Morris & Goode addition from “R-1” (Single-Family Residential District) to “R-2” (Two-Family Residential District).
- ❑ The property is addressed 1301 E. Avenue G, Killeen, Texas.



Attachment #2

Location Map

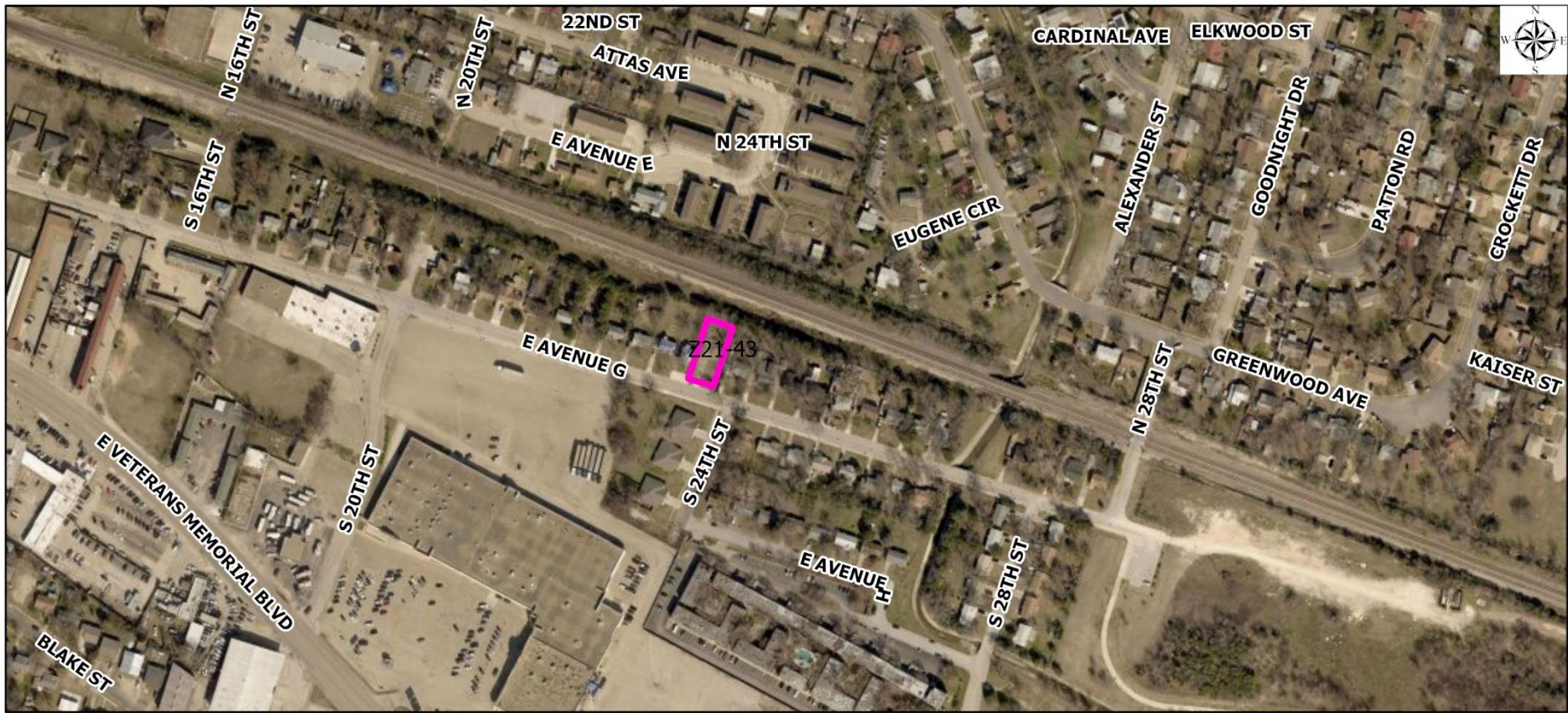
Council District: 3

Subject Property Legal Description: MORRIS & GOODE, BLOCK 004, LOT 0001

Zoning Case 2021-43

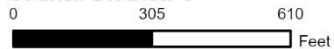
R-1 TO R-2





Attachment #3

Council District: 3



Subject Property Legal Description: MORRIS & GOODE, BLOCK 004, LOT 0001

Zoning Case 2021-43

R-1 TO R-2

Legend

 Citylimits

 LOCATION

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- If approved, the applicant intends to develop a duplex on the property.
- The property is within the 100-year 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.

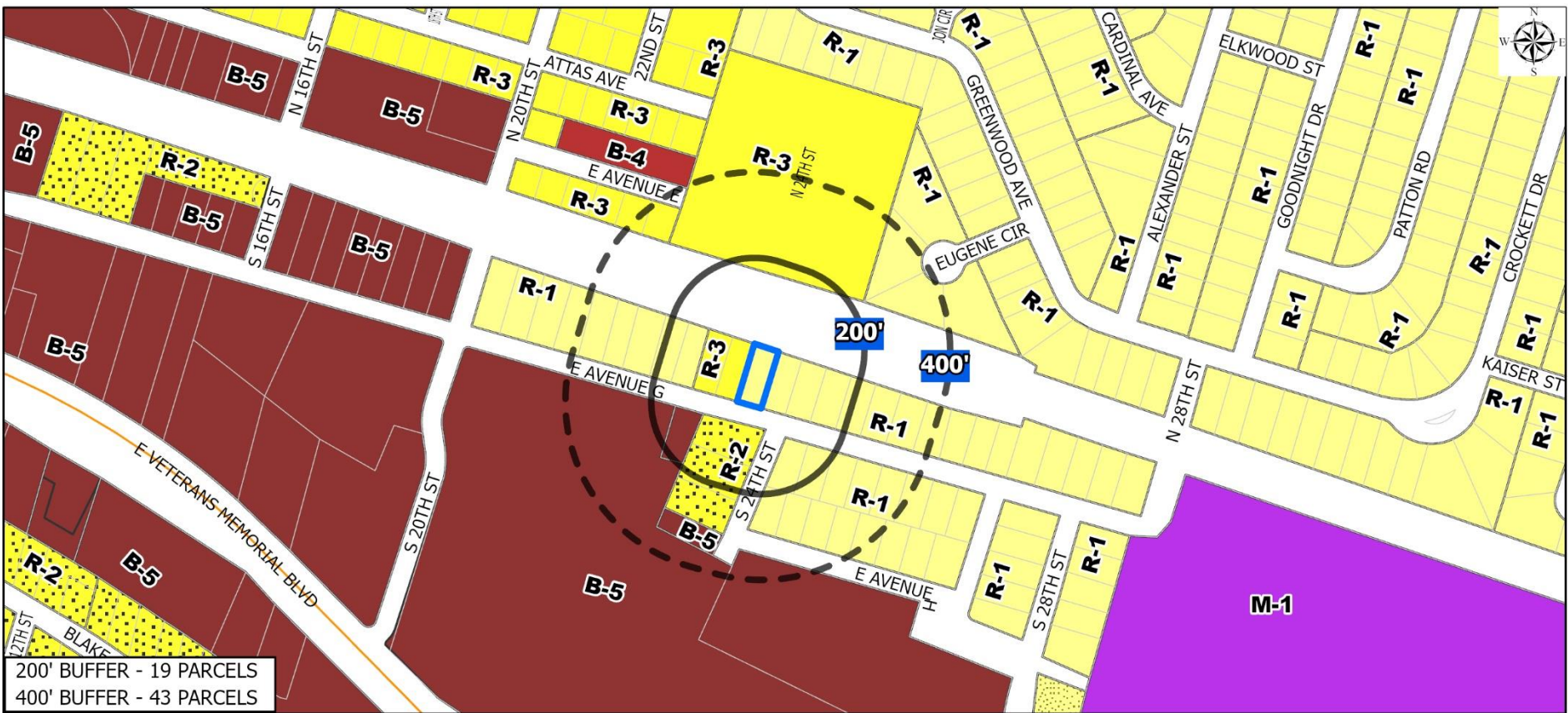
Case #Z21-43: “R-1” to “R-2”

- This property is designated as ‘General Residential (GR) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- ‘General Residential’ (GR) characteristics encompass most existing residential areas within Killeen. ‘General Residential’ (GR) are typically auto-oriented (especially where driveways and front-loading garages dominate the front yard and building facades of homes), which can be offset by “anti-monotony” architectural standards, landscaping, and limitations on “cookie cutter” subdivision layouts characterized by straight streets and uniform lot sizes and arrangement.

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- The ‘General Residential’ (GR) designation encourages the following development types:
 - ▣ Detached residential dwellings as a primary focus;
 - ▣ Attached housing types subject to compatibility and open space standards (e.g., duplexes, townhomes, patio homes);
 - ▣ Planned developments, potentially with a mix of housing types and varying densities, subject to compatibility and open space standards;
 - ▣ Public/ institutional; or
 - ▣ Parks and public spaces.
- This request is consistent with the Future Land Use Map (FLUM) of the Comprehensive Plan.



200' BUFFER - 19 PARCELS
 400' BUFFER - 43 PARCELS

Attachment #4
 Zoning Map
 Council District: 3

Zoning Case 2021-43

R-1 TO R-2

Subject Property Legal Description: MORRIS & GOODE, BLOCK 004, LOT 0001



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View of the subject property looking north (from E Avenue G):



Case #Z21-43: “R-1” to “R-2”

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Adjacent property to the south:



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Surrounding property to the west:



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Adjacent property to the east:



Public Notification

- Staff notified thirty-nine (39) surrounding property owners regarding this request.
- Of those property owners notified, seventeen (17) reside outside of Killeen.
- To date, staff has received two (2) written responses, one (1) in support and one (1) in opposition, regarding this request.



200' BUFFER - 19 PARCELS
 400' BUFFER - 43 PARCELS

Attachment #1
 Council District: 3



Subject Property Legal Description: MORRIS & GOODE, BLOCK 004, LOT 0001

Zoning Case 2021-43

R-1 TO R-2

Legend	Current Zoning	M-1	R-3
	B-4	R-1	
	B-5	R-2	

Alternatives

- ❑ The City Council has two (2) alternatives. The Council may:
 - ❑ Disapprove the applicant's request; or
 - ❑ Approve the applicant's request.

Staff Findings

- The applicant's request is consistent with the surrounding property uses and compatible with the existing land uses and prevailing community character.
- The character of the area is predominantly residential and there are existing duplexes to the south of the property.

Staff Recommendation

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

Commission Recommendation

- At their regular meeting on December 20, 2021, the Planning and Zoning Commission recommended approval of the applicant's request to rezone the property from "R-1" (Single-Family Residential District) to "R-2" (Two-Family Residential District) by a vote of 5 to 1 with Commissioner Gukeisen in opposition.
- Commissioner Gukeisen noted concerns regarding special flood hazard area and the property being located in between existing single-family homes.