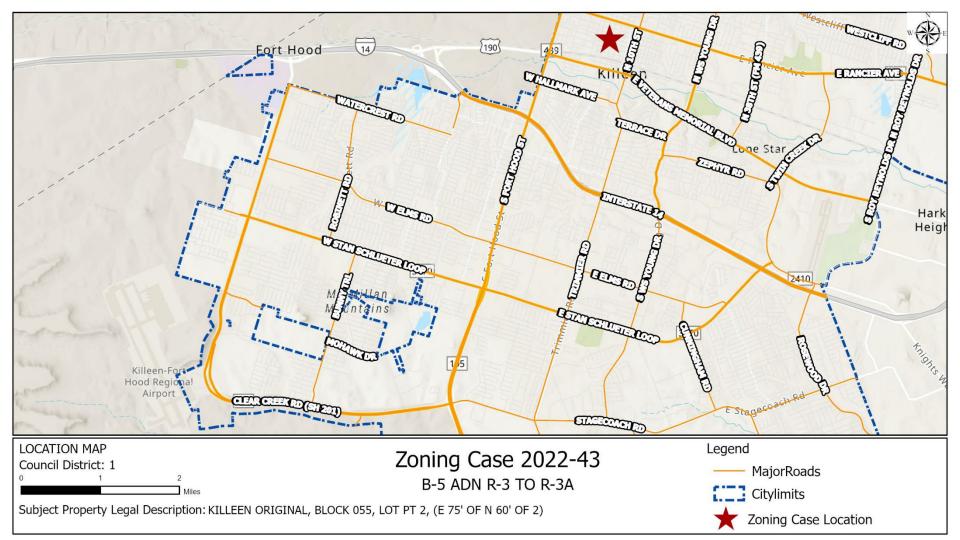
PH-22-078 October 18, 2022

"B-5" & "R-3" TO "R-3A"

CASE #Z22-43:

- **HOLD** a public hearing and consider an ordinance requested by Lawrence Passariello on behalf of the Brown Family Revocable Trust (Case #Z22-43), to rezone approximately 0.430 acres out of the Killeen Original Town, Block 55, Part of Lot 2, from "B-5" (Business District) and "R-3" (Multifamily Residential District) to "R-3A" (Multifamily Apartment Residential District).
- The property is locally addressed as 515 North 2nd Street, Killeen, Texas.





AERIAL MAP

Council District: 1

0 100 200

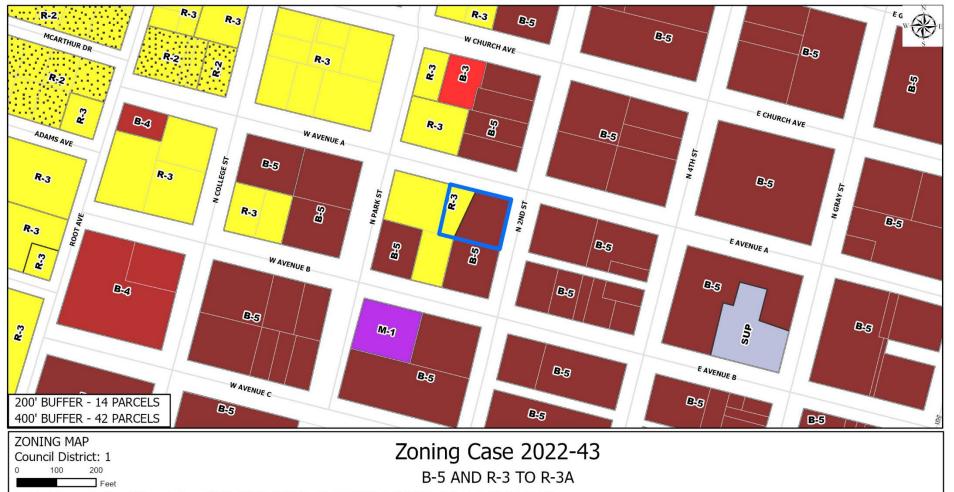
Zoning Case 2022-43 B-5 AND R-3 TO R-3A



Subject Property Legal Description: KILLEEN ORIGINAL, BLOCK 055, LOT PT 2, (E 75' OF N 60' OF 2)

5

The applicant intends to renovate the existing structures on the property for residential use.



Subject Property Legal Description: KILLEEN ORIGINAL, BLOCK 055, LOT PT 2, (E 75' OF N 60' OF 2)

Chapter 31 Compliance

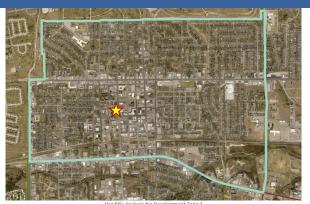
- In accordance with Killeen Code of Ordinances Sec. 31-255.1(b) and 31-256.9(a):
 - Planned Unit Development (PUD) "shall be required for any request for an R-3F and/or R-3A district when the total acreage of the request alone, or when the total acreage of the request combined with all adjacent areas zoned R-2, R-3, R-3F, and R-3A, and/or areas within a two-thousand feet radius of any of the property seeking to be rezoned, consist of twenty-five (25) acres or more."

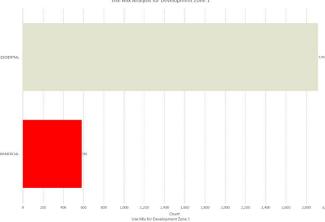
Chapter 31 Compliance

- Approximately 76.7 acres of areas zoned for multifamily use within 2,000 feet of the subject property. Therefore, a PUD is required in order to rezone the subject property to "R-3A" (Multifamily Apartment Residential District).
- However, in accordance with the proposed amendments to Sec. 31-256.9(a), where a PUD shall only be required for any rezoning request for R-3F and/or R-3A when the total acreage of the request is greater than five (5) acres, staff finds that this request may not require a PUD, since the request is for approximately 0.430 acres.

Comprehensive Plan Analysis

- 9
- Infill & Enhance' of the Growth Sector Map
- North Killeen Revitalization Area
- □ Killeen Development Zone #1
- Approximately 5% non-residential uses and 95% residential uses of current land use mix
- Approximately 30% non-residential zoning districts and 70% residential zoning districts
- 'Urban Village' promotes a use mix of up to 80% non-residential and 40% residential uses





Comprehensive Plan Analysis

- 10
- This request is consistent with the 'Urban Village' designation of the Future Land Use Map (FLUM).
- This request supports 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
 - **LU4** Prioritize infill and revitalization in North Killeen
 - **NH3** Diversify housing mix (types and price points)
 - DT4 Embrace the small/incremental approach to add residential units

Environmental Assessment

- 11
- 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.

View of the subject property looking south:





View of the subject property and adjacent property to the west:

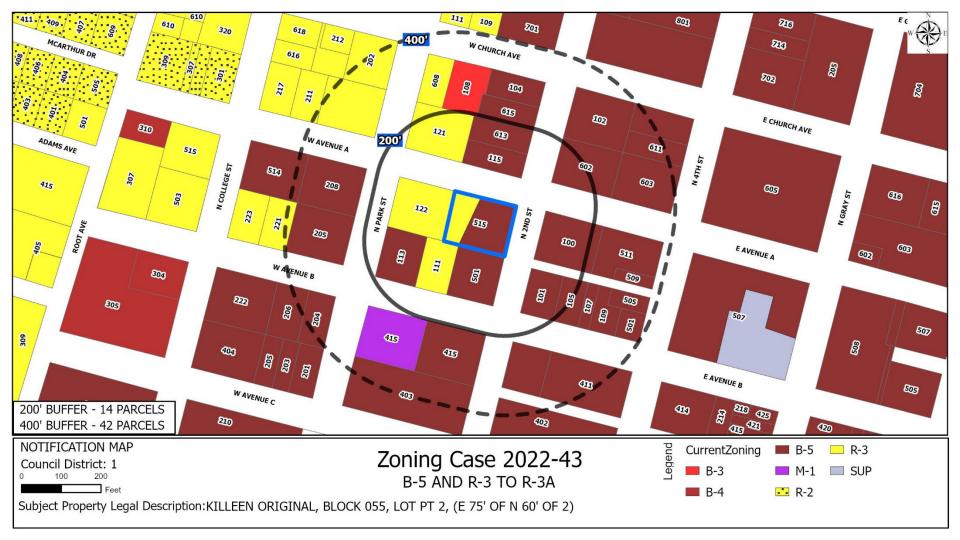


View of the surrounding property to the north (across E Avenue A):



Public Notification

- Staff notified forty-four (44) surrounding property owners regarding this request.
- Of those notified, twenty-eight (28) reside outside of the 200foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and twelve (12) property owners reside outside of Killeen.
- To date, staff has received no written responses regarding this request.



Alternatives

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

Staff Recommendation

- 19
- Staff finds the request consistent with the policies and principles of the 2022 Comprehensive Plan as indicated in the Comprehensive Plan Analysis.
- In addition, the request directly aligns with the Comprehensive Plan recommendation (LU3.2) of rezoning properties in areas which need revitalization, specifically areas within the Urban Village, to more flexible zoning districts.
- Therefore, staff recommends approval of the applicant's request for "R-3A" (Multi-Family Apartment Residential District).

Commission Recommendation

At their regular meeting on September 19, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.