



CASE #Z24-17: “B-5” TO “R-2”

PH-24-037

September 17, 2024

Case #Z24-17: “B-5” to “R-2”

- **HOLD** a public hearing and consider a City-initiated request (**Case #Z24-17**) to rezone Lots 1-13 out of the McDaniel Addition from “B-5” (Business District) to “R-2” (Two-Family Residential District).
- These properties are locally addressed as 900, 902, 904, 906, 908, 909, 910, 911, 912, 913, 914, 915, and 916 McDaniel Circle, Killeen, Texas.

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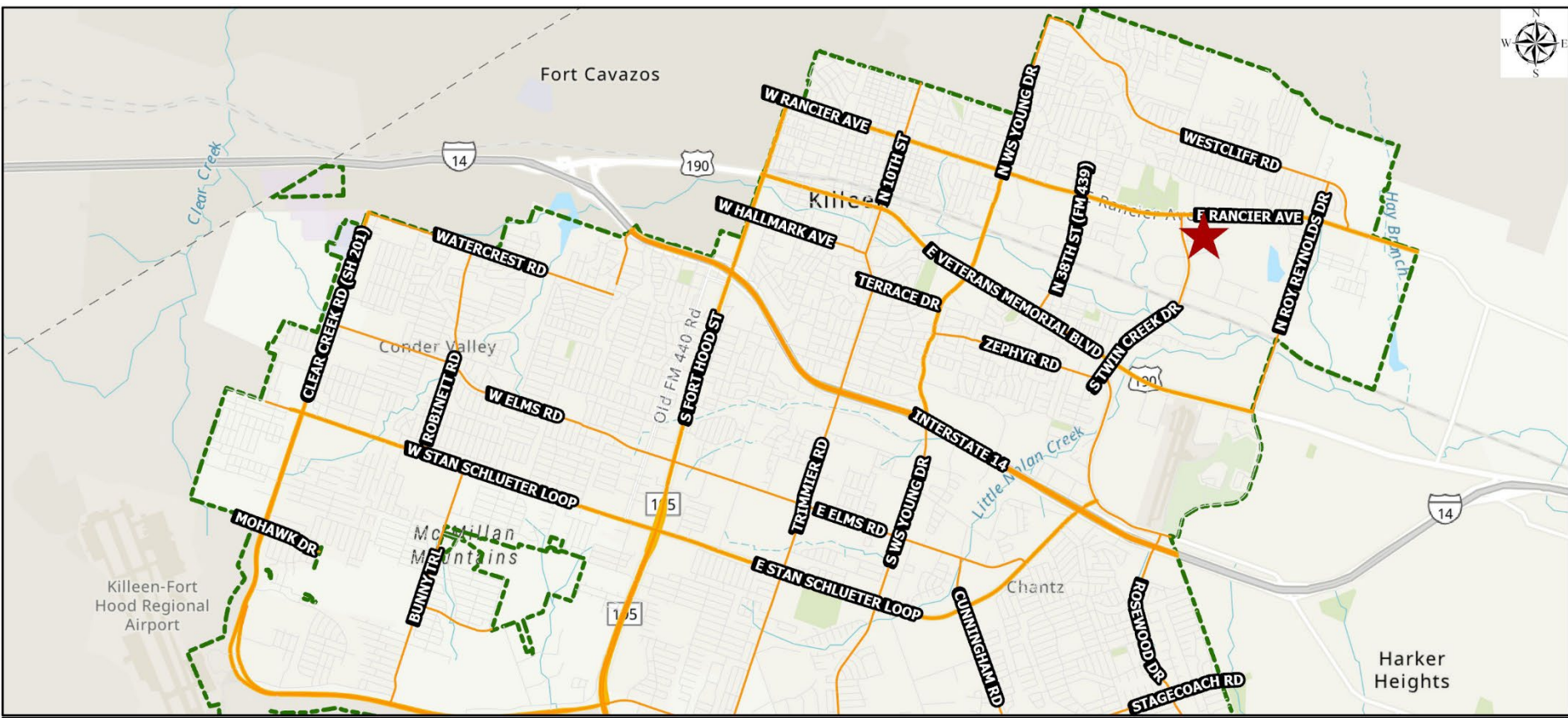
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- This request has been initiated by City staff. The intent of this initiative is to assist property owners by rezoning legal nonconforming properties to establish the current residential use of the properties as conforming with the City of Killeen’s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

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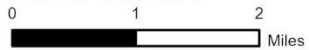
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- In doing so, the goal is to ensure that property owners on McDaniel Circle are better positioned to sell or refinance their property in the future, should they choose to do so.
- This rezoning initiative will have no negative impacts on these properties, nor will it affect the property values in any way.



LOCATION MAP




Council District: 1

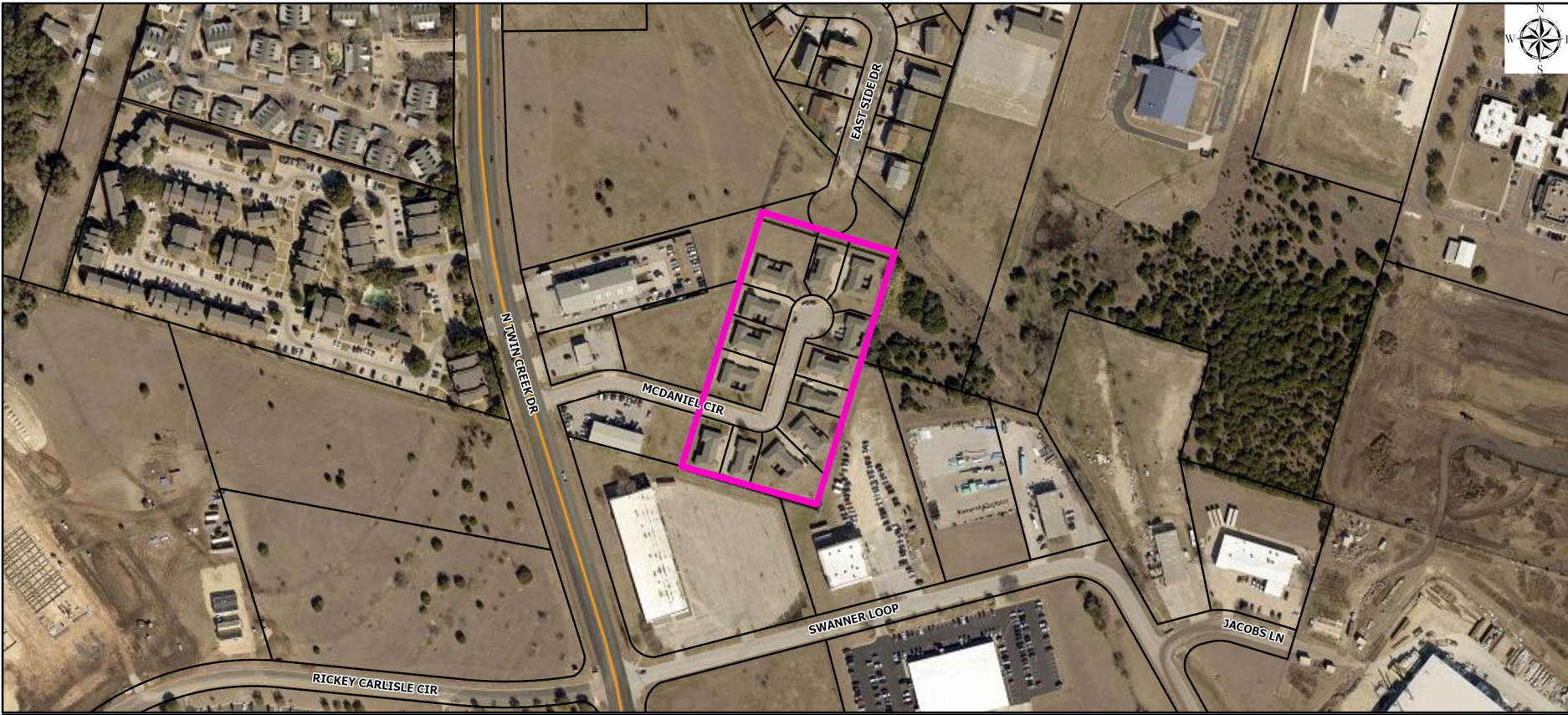


Subject Property Legal Description: Lots 1-13 out of the McDaniel Addition. The subject properties are locally addressed as 900, 902, 904, 906, 908-916 McDaniel Circle, Killeen, Texas.

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Legend

-  Major Roads
-  City Limits
-  Zoning Case Location



AERIAL MAP
Council District: 1
0 200 400
Feet

Zoning Case 2024-17

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Legend
 Citylimits

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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 applicant’s 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

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- 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

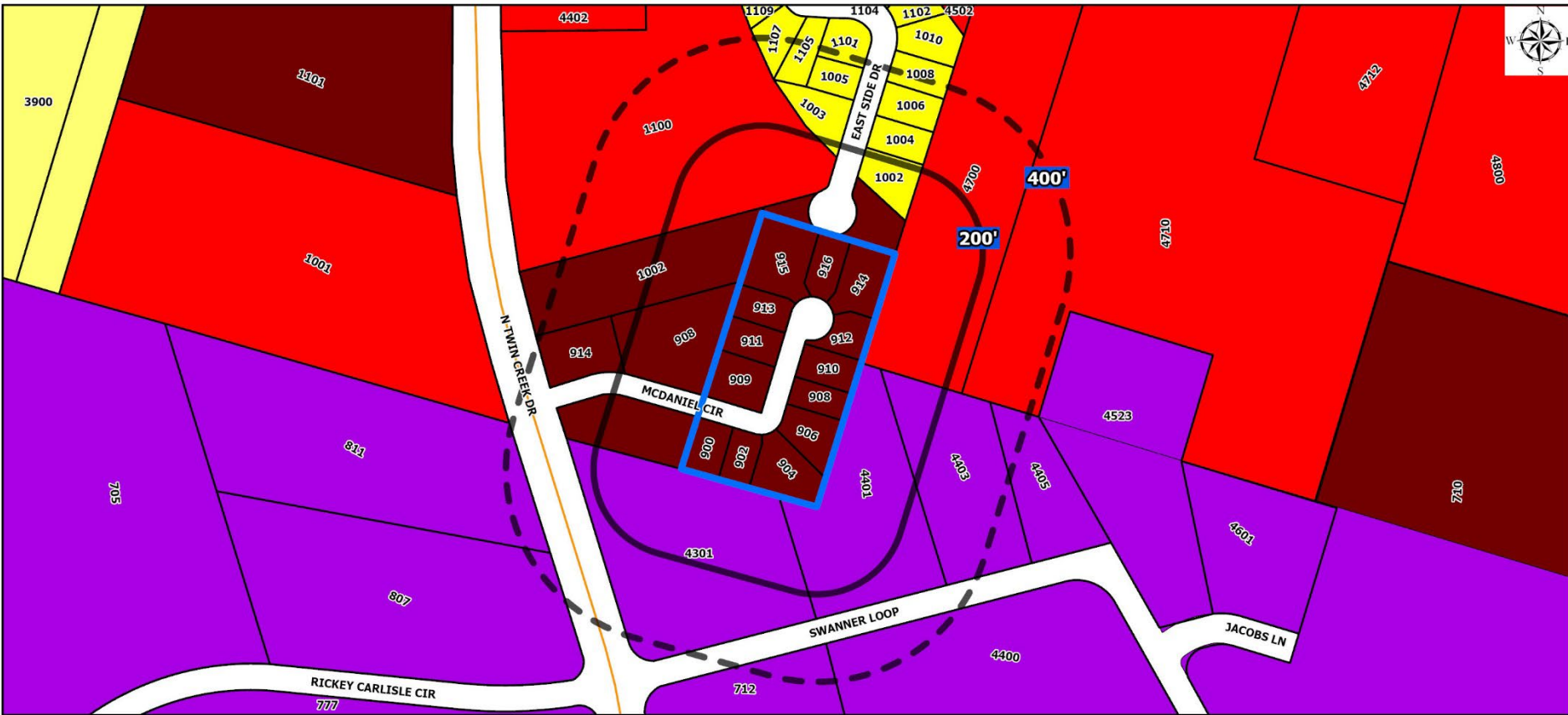
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- ❑ The property is located within Killeen Development Zone #2.
- ❑ The current land use mix within this area is comprised of 32.47% non-residential and 67.53% of residential uses.
- ❑ Zoning district breakdown:
 - ▣ Special Districts 1.96%
 - ▣ Residential 65.57%
 - ▣ Industrial 21.93%
 - ▣ Commercial 10.35%
 - ▣ Agricultural 0.18%



Public Notification

- Staff notified eighteen (18) surrounding property owners regarding this request.
- Of those property owners notified, thirteen (13) reside outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by the Council, and seventeen (17) live outside Killeen.
- As of the date of this staff report, staff has received no written responses regarding this request from surrounding property owners.



NOTIFICATION MAP

Council District: 1



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Legend

	B-3		M-1
	B-5		R-1
			R-3

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- Ingress and egress to the property is via McDaniel Circle to North Twin Creek Drive. There are no additional transportation infrastructure requirements as this area is fully developed.
- 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 properties are in the South Nolan Creek Tributary 7 Watershed and are in proximity (60' +/- northeast) to the South Nolan Creek tributary.
- The properties are within Zone X a 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 request to rezone the subject property from “B-5” (Local Business District) to “R-2” (Two-family 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.