



STAFF REPORT

DATE: January 4, 2022

TO: Kent Cagle, City Manager

FROM: Wallis Meshier, Director of Planning

SUBJECT: ZONING CASE #Z21-38: "B-2" (LOCAL RETAIL DISTRICT) TO "R-2" (TWO-FAMILY RESIDENTIAL DISTRICT)

BACKGROUND AND FINDINGS:

Property Information:

Property Owner / Agent: H. A. Homes, LLC / Quintero Engineering, LLC

Current Zoning: "B-2" (Local Retail District)

Requested Zoning: "R-2" (Two-Family Residential District)

Future Land Use Designation: 'General Residential' (GR)

Summary of Request:

Quintero Engineering, LLC, on behalf of H. A. Homes, LLC (Case #21-38), has submitted a request to rezone approximately 0.258 acre out of the Stringer Addition, Lots 1 and 2, Block 4 from "B-2" (Local Retail District) to "R-2" (Two-Family Residential District). If approved, the applicant intends to develop two-family dwellings on the property.

Zoning/Plat Case History:

The property was rezoned from "R-3" (Multifamily Residential District) to "B-2" (Local Retail District) on September 8, 2020 via Ordinance No. 20-049. The property was platted as Stringer Addition, Block 004, Lots 1 and 2 on January 27, 1942.

Character of the Area:

Surrounding Land Use and Zoning:

	Current Land Use	Zoning District	Future Land Use
North	Existing commercial property	B-5 (Business)	General Residential (GR)
East	Single-family homes	R-3 (Multifamily Residential)	General Residential (GR)
South	Vacant residential property	B-5 (Business)	General Residential (GR)
West	Existing commercial property	R-3 (Multifamily Residential)	General Residential (GR)

Future Land Use Map Analysis:

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.

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
- Parks and public spaces

This request is consistent with the Future Land Use Map (FLUM) of the Comprehensive Plan.

Water, Sewer and Drainage Services:

Provider: City of Killeen

Within Service Area: Yes

Feasibility Study or Service Commitment: Water, sanitary sewer and drainage utility service is located within the City of Killeen municipal utility service area and available to the subject tract.

Transportation and Thoroughfare Plan:

Ingress and egress to the property is from West Avenue I, which is classified as a 60' wide local street on the City of Killeen Thoroughfare Plan.

Environmental Assessment:

A portion of the back (south side) of the properties is located in the 100-year FEMA regulatory Special Flood Hazard Area (SFHA) for South Nolan Creek. There are no other known wetland areas on or adjacent to the property as identified on the National Wetlands Inventory.

Public Notification:

Staff notified thirty-five (35) surrounding property owners regarding this request. Of those notified, seventeen (17) properties were located outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and seven (7) reside out of Killeen. As of the date of this staff report, staff has received one (1) written response in support of the request.

Staff Findings:

Staff finds that the applicant's request is consistent with the surrounding land uses and compatible with the prevailing community character.

THE ALTERNATIVES CONSIDERED:

The City Council has three (3) alternatives. The Council may:

- Disapprove the applicant's request;
- Approve a more restrictive zoning district than requested by applicant; or
- Approve the applicant's request.

Which alternative is recommended? Why?

Staff recommends approval of the applicant's request to rezone the property from "B-2" (Local Retail District) to "R-2" (Two-Family Residential District) as presented.

The character of the area includes a mix of residential and commercial uses at varying scales and intensities.

CONFORMITY TO CITY POLICY:

This zoning request conforms to the City's policy and procedures, as detailed in Chapter 31 of the Killeen Code of Ordinances.

RECOMMENDATION:

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-2" (Local Retail District) to "R-2" (Two-Family Residential District) by a vote of 6 to 0.

DEPARTMENTAL CLEARANCES:

This item has been reviewed by the Planning and Legal Staff.

ATTACHED SUPPORTING DOCUMENTS:

Site Photos
Maps
Minutes
Ordinances
Considerations
Response