



CASE#Z21-38: “B-2” TO “R-2”

PH-22-003

January 4, 2022

# Case #Z21-38: “B-2” to “R-2”

2

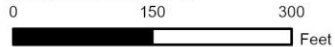
- ❑ **HOLD** a public hearing and consider a request submitted by Quintero Engineering, LLC on behalf of H. A. Homes, LLC (**Case #Z21-38**) to rezone approximately 0.258 acre out of the Stringer Addition, Lots 1 and 2, Block 4, from “B-2” (Local Retail District) to “R-2” (Two-Family Residential District).
- ❑ The properties are addressed as 910 and 912 West Avenue I, Killeen, Texas.





Attachment #3

Council District: 3



Subject Property Legal Description: STRINGER ADDITION, BLOCK 005, LOT 0001 AND 0002

## Zoning Case 2021-38

B-2 TO R-2

Legend

 Citylimits

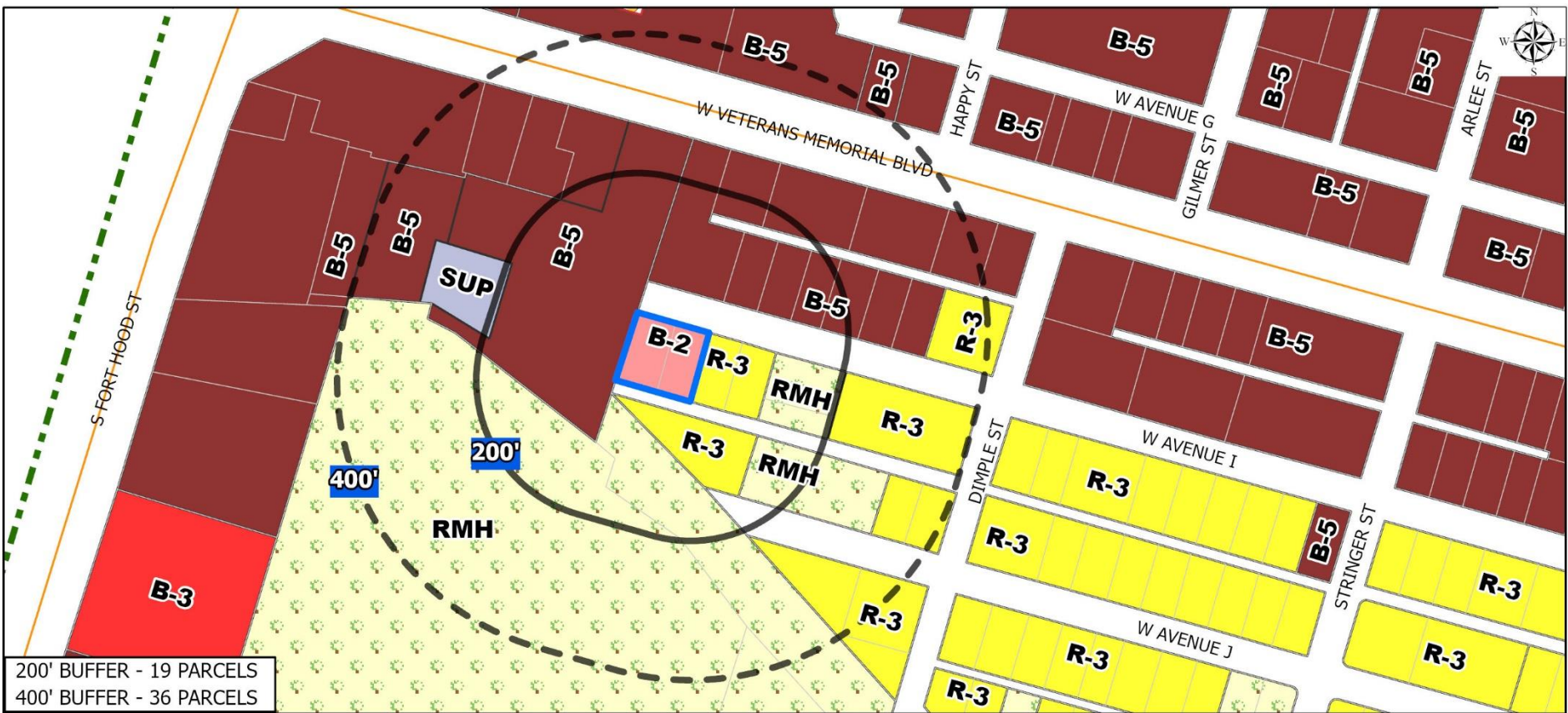
 Zoning Case 2021



## Case #Z21-38: “B-2” to “R-2”

5

- If approved, the applicant intends to develop two-family dwellings on the lots.
- A portion of the back (south side) of the properties are located in the 100-year FEMA regulatory Special Flood Hazard Area (SFHA) for South Nolan Creek.



## Zoning Case 2021-38

B-2 TO R-2



## Case #Z21-38: “B-2” to “R-2”

7

- The subject property is designated as ‘General Residential (GR) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- Staff finds that the request is consistent with the Future Land Use Map (FLUM) of the Comprehensive Plan.

# Staff Findings

8

- The character of the area includes a mix of commercial uses and residential uses of varying scales and intensities.
- Staff finds that the applicant's request for "R-2" (Two-Family Residential) is consistent with the surrounding land uses and prevailing community character.



# Case #Z21-38: “B-2” to “R-2”

9

View of the subject property facing south (from W. Avenue I):



# Case #Z21-38: “B-2” to “R-2”

10

Adjacent property to the north (zoned “B-5”):





# Case #Z21-38: “B-2” to “R-2”

11

Adjacent property to the west (zoned “B-5”):



# Case #Z21-38: “B-2” to “R-2”

12

Adjacent property to the east (single-family home zoned “R-3”):



# Public Notification

13

- Staff notified thirty-five (35) surrounding property owners regarding this request.
- Of those notified, seventeen (17) 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 seven (7) property owners reside outside of Killeen.
- To date, staff has received no written responses regarding this request.



# Alternatives

14

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

# Recommendation

15

- 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.
- At their regular meeting on December 6, 2021, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.