



CASE#Z21-40: “B-3” TO “R-2”

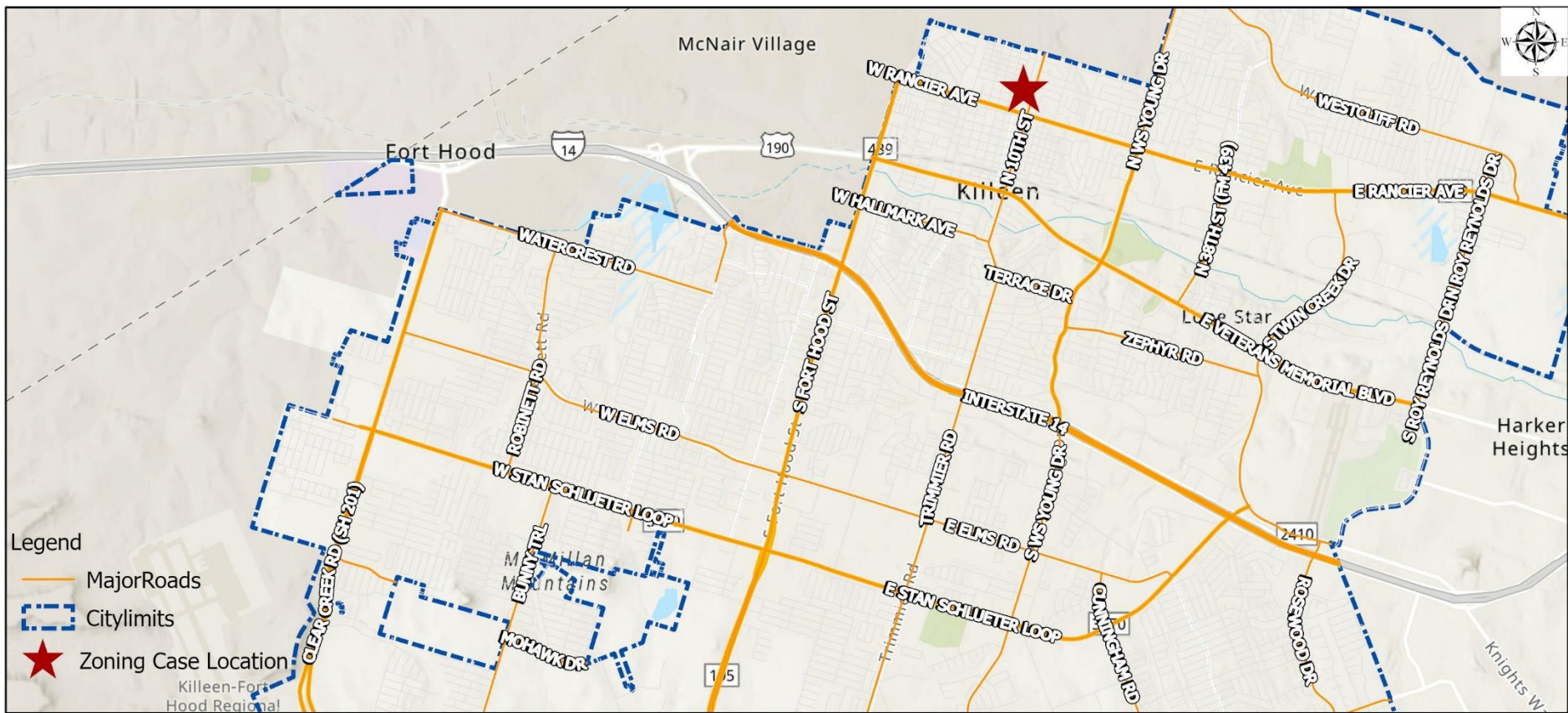
PH-22-005

January 4, 2022

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- ❑ **HOLD** a public hearing and consider a request submitted by Quintero Engineering, LLC on behalf of Alfred George Mayo Jr. (**Case #Z21-40**) to rezone approximately 0.436 acre out of the Cole (Unrecorded) Subdivision from “B-3” (Local Business District) to “R-2” (Two-Family Residential District).
- ❑ The properties are addressed as 1200 and 1204 North 8th Street, Killeen, Texas.



Attachment #2

Location Map

Council District: 1

Subject Property Legal Description: 1200 AND 1204 N 8TH ST.

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B-3 TO R-2

0 1 2 Miles



Attachment #3

Council District: 1



Subject Property Legal Description: 1200 AND 1204 N 8TH ST.

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Legend

 Citylimits

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- If approved, the applicant intends to develop two-family dwellings on the properties.
- 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.

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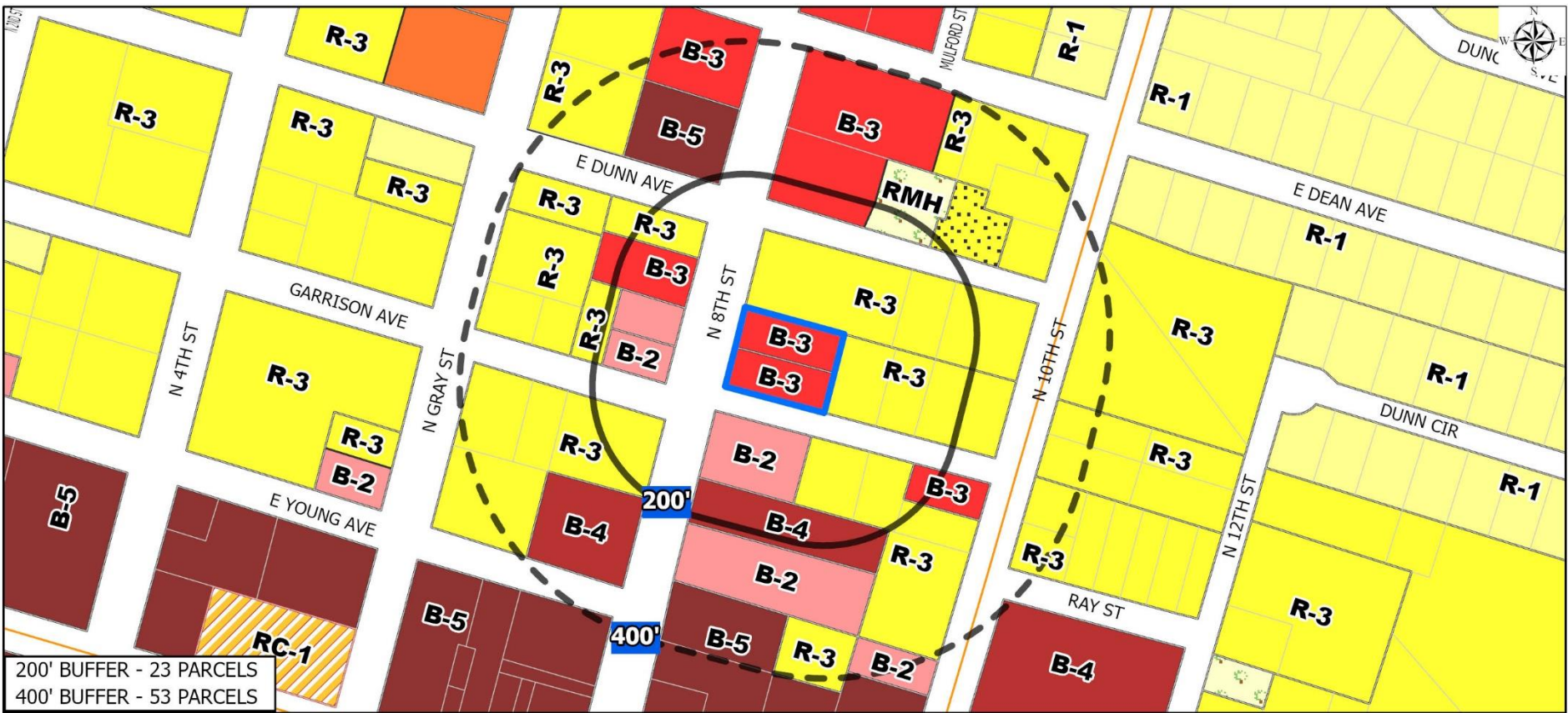
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- The subject properties are designated as ‘Residential-Commercial Mix’ (RC-Mix) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The ‘Residential-Commercial Mix’ (RC-Mix) designation encompasses areas that were allowed to develop in the past with non-residential uses (including uses with a heavy commercial and/or industrial intensity) intermixed amid a variety of residential uses, often with minimal screening and/or buffering.

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- The ‘Residential-Commercial Mix’ (RC-Mix) designation encourages the following development types:
 - ▣ Mix of residential types and densities; and
 - ▣ Variety of commercial and light industrial activities.
- The request is consistent with the Future Land Use Map (FLUM) of the Comprehensive Plan.



Attachment #4

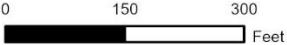
Zoning Map

Council District: 1

Subject Property Legal Description: 1200 AND 1204 N 8TH ST.

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Staff Findings

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- ❑ Staff finds that the applicant's request is consistent with the surrounding property uses and prevailing community character.
- ❑ In addition, this area is designated on the FLUM as being intended for a mix of residential types and densities.

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View of the subject property from N. 8th Street, facing northeast:



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Adjacent property to the west:



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



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Adjacent property to the south (zoned “B-2”):



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- ❑ Staff notified fifty-two (52) surrounding property owners regarding this request.
- ❑ Of those property owners notified, thirty (30) 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 nineteen (19) reside outside of Killeen.
- ❑ To date, staff has received no written responses regarding this request.

Alternatives

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

Recommendation

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- Staff recommends approval of the applicant's request to rezone the property from "B-3" (Local Business 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.