



ZONING CASE #20-26: “B-3” TO “R-2”

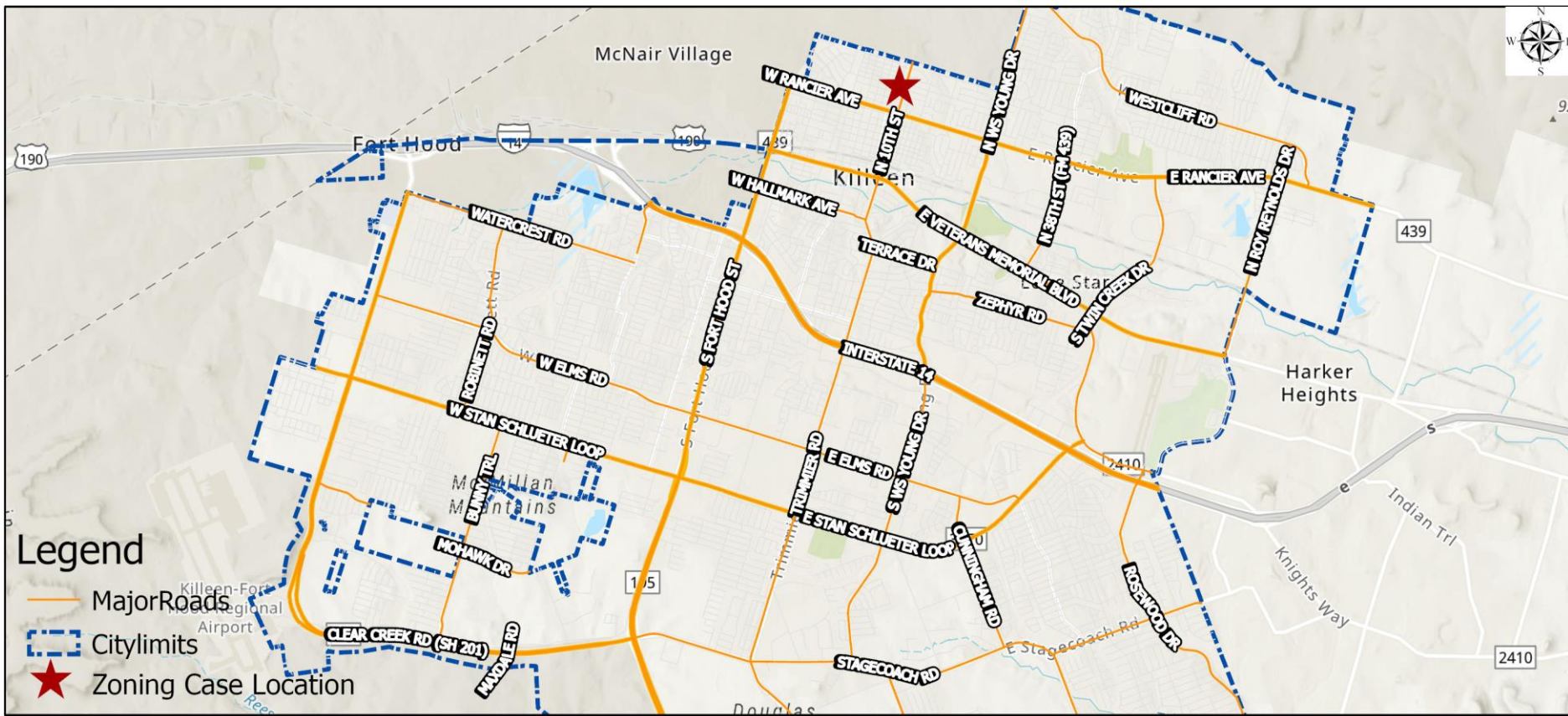
PH-21-004

January 5, 2021

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- ❑ **HOLD** a public hearing and consider a request submitted by Quintero Engineering, L.L.C. on behalf of Kailles Projects, L.L.C. (**Case #Z20-26**) to rezone Lot 2, Block 1, Mulford Addition from “B-3” (Local Business District) to “R-2” (Two-Family Residential District).
- ❑ The property is addressed as 1403 Mulford Street, Killeen, Texas. The property is 0.23 acres in size.



Attachment #1

Council District: 1

1 inch = 7,674 feet

Subject Property Legal Description: MULFORD ADDITION, BLOCK 001, LOT 0002

Zoning Map

Zoning Case 2020-26



Attachment #3

Council District: 1

1 inch = 75 feet

Subject Property Legal Description: MULFORD ADDITION, BLOCK 001, LOT 0002

Zoning Map
Zoning Case 2020-26

Legend

 Killen City Limits



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- ❑ The subject property is currently undeveloped. Adjacent land uses are as follows:
 - ▣ **North:** Existing-nonconforming two-family home zoned “B-3”
 - ▣ **East:** Existing single-family and two-family homes zoned “R-3”
 - ▣ **South:** Existing-nonconforming single-family home zoned “B-3”
 - ▣ **West:** Existing commercial development (commercial laundromat that is permanently closed) zoned “B-3”

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- ❑ The subject property is identified as ‘R-MIX’ (Residential Mix) on the Future Land Use Map (FLUM) of the Comprehensive Plan. This land use designation permits a mix of residential types and densities intermixed, both on the same block and across streets.
- ❑ Staff finds that the applicant’s request for “R-2” (Two-Family Residential) zoning is consistent with the Comprehensive Plan’s Future Land Use Map (FLUM).
- ❑ If approved, the applicant intends to develop a two-family home on the property.



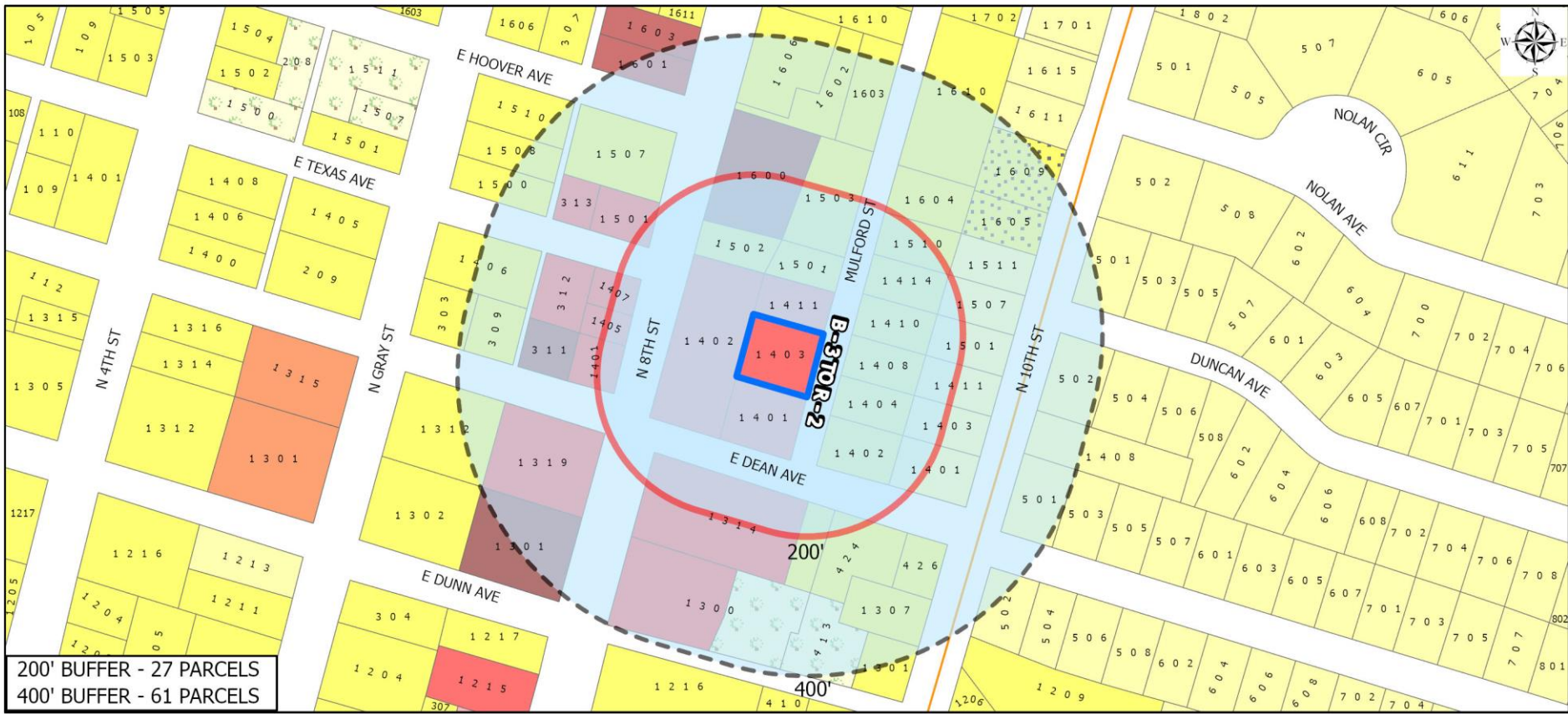




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- Staff notified sixty-one (61) surrounding property owners regarding this request. Of those:
 - ▣ Thirty-five (35) are outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by the City; and
 - ▣ Twenty-nine (29) property owners reside outside of Killeen.
- To date, no responses have been received in support or opposition.



Zoning Map Zoning Case 2020-26

Legend

Current Zoning

CODE

B-2
B-3

B-4
B-5
B-DC
R-1

R-2
R-3
RMH

Alternatives

12

- ❑ The City Council has two (2) alternatives. The Council may:
 - ▣ Disapprove the applicant's "R-2" request; or
 - ▣ Approve the applicant's "R-2" request as presented.

Staff Recommendation

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- ❑ Staff recommends approval of the applicant's request to rezone the property from "R-1" (Single-Family Residential) to "R-2" (Two-family Residential) as presented.
- ❑ Staff finds that the request is consistent with the Future Land Use Map (FLUM).
- ❑ Approval of this request would permit the development of a two-family dwelling in a mixed residential neighborhood on an otherwise vacant lot in North Killeen.

Planning and Zoning Recommendation

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- ❑ At their meeting on December 7, 2020, the Planning and Zoning Commission recommended approval of the request by a vote of 5 to 0.