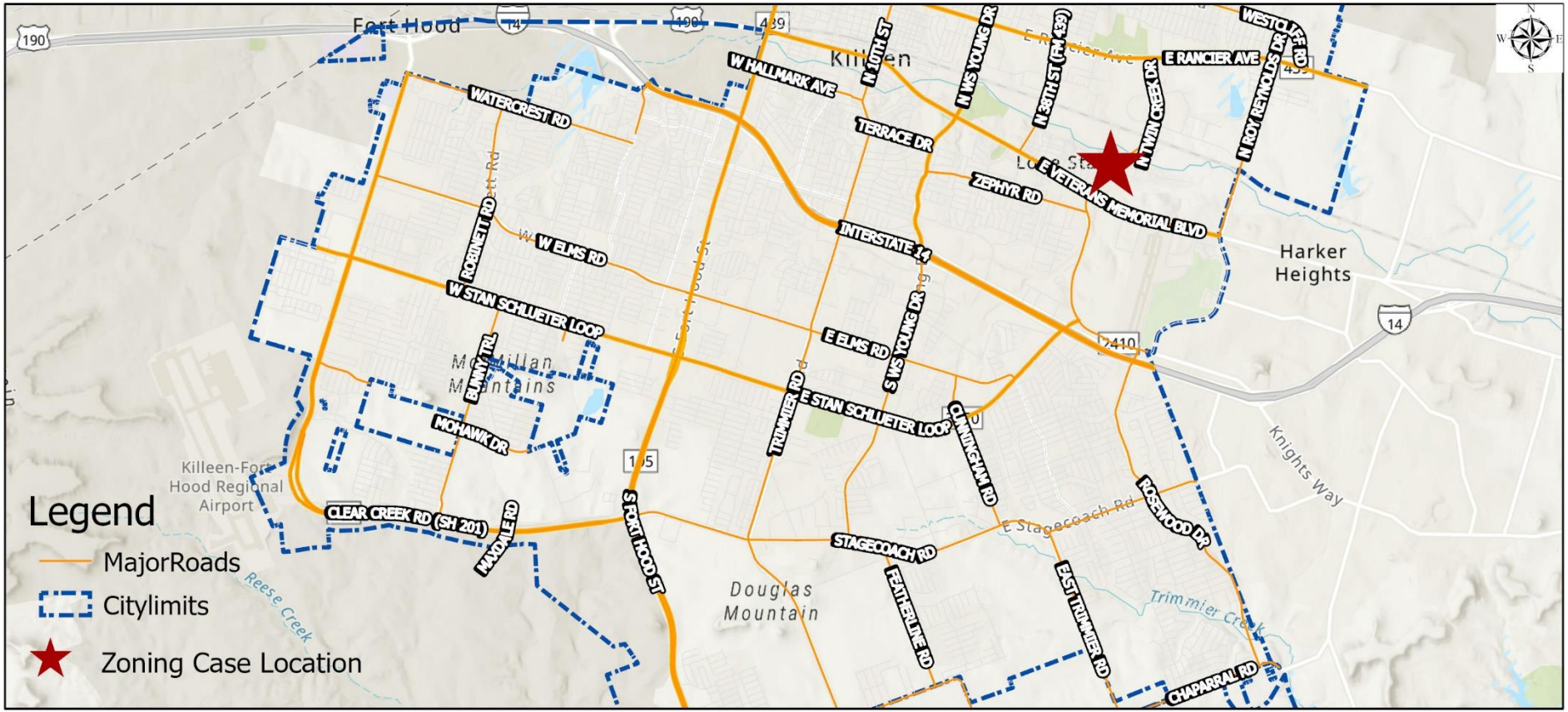
CASE #Z21-22: “B-5” TO “R-2”

PH-21-041

August 3, 2021

Case #Z21-22 – “B-5” to “R-2”

- **HOLD** a public hearing and consider a request submitted by Mitchell & Associates on behalf of Twin Creek Joint Venture II **(Case #Z21-22)** to rezone approximately 2.27 acres from “B-5” (Business District) to “R-2” (Two-Family Residential District), being out of the Twin Creek Addition Survey, Section Two, Block 02, Lot 06.
- The property is locally addressed as 4202 Water Street, Killeen, Texas.



Attachment #1

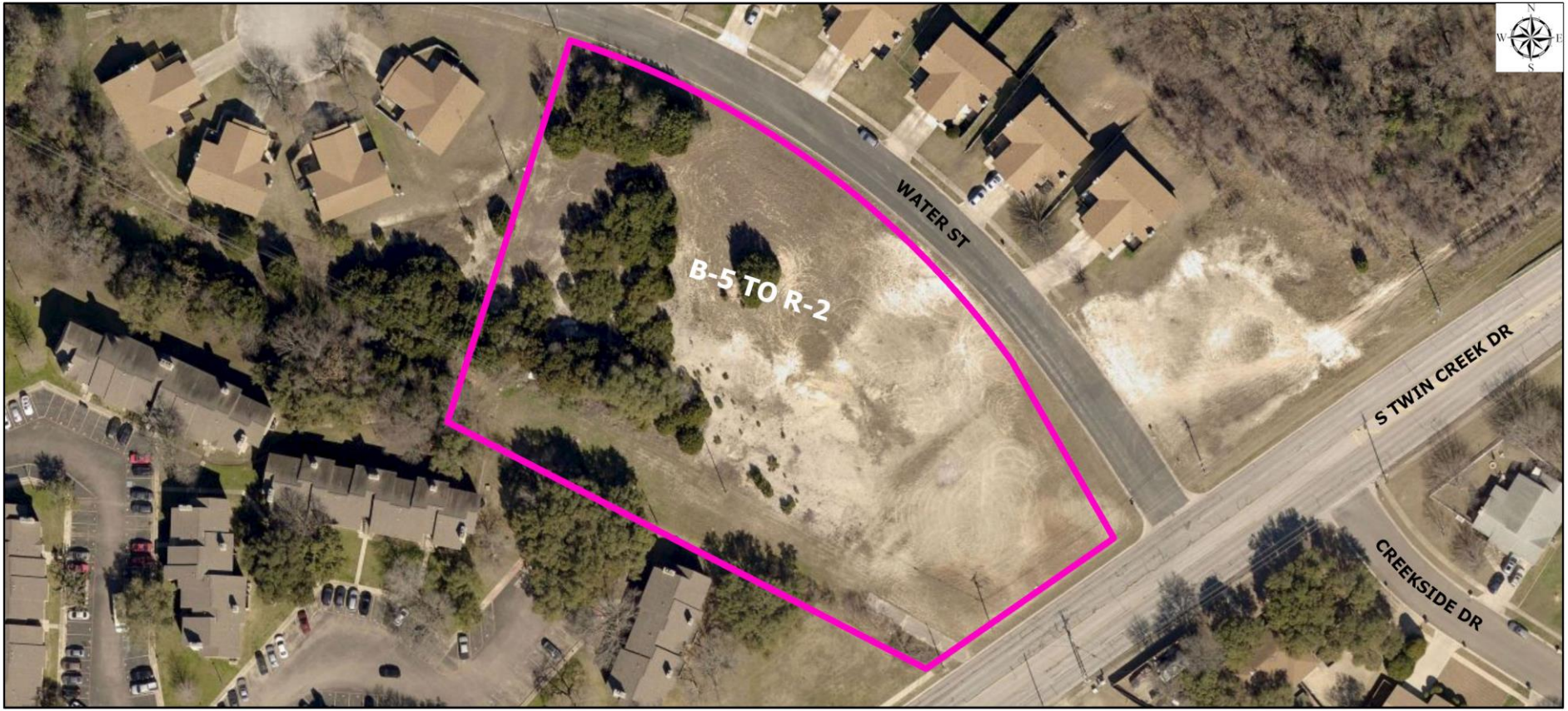
Council District: 1

1 inch = 7,674 feet

Zoning Map

Zoning Case 2021-22

Subject Property Legal Description: TWIN CREEK ADDITION SECTION TWO, BLOCK 002, LOT 0006, ACRES 2.27



Attachment #3

Council District: 1

1 inch = 132 feet

Zoning Map

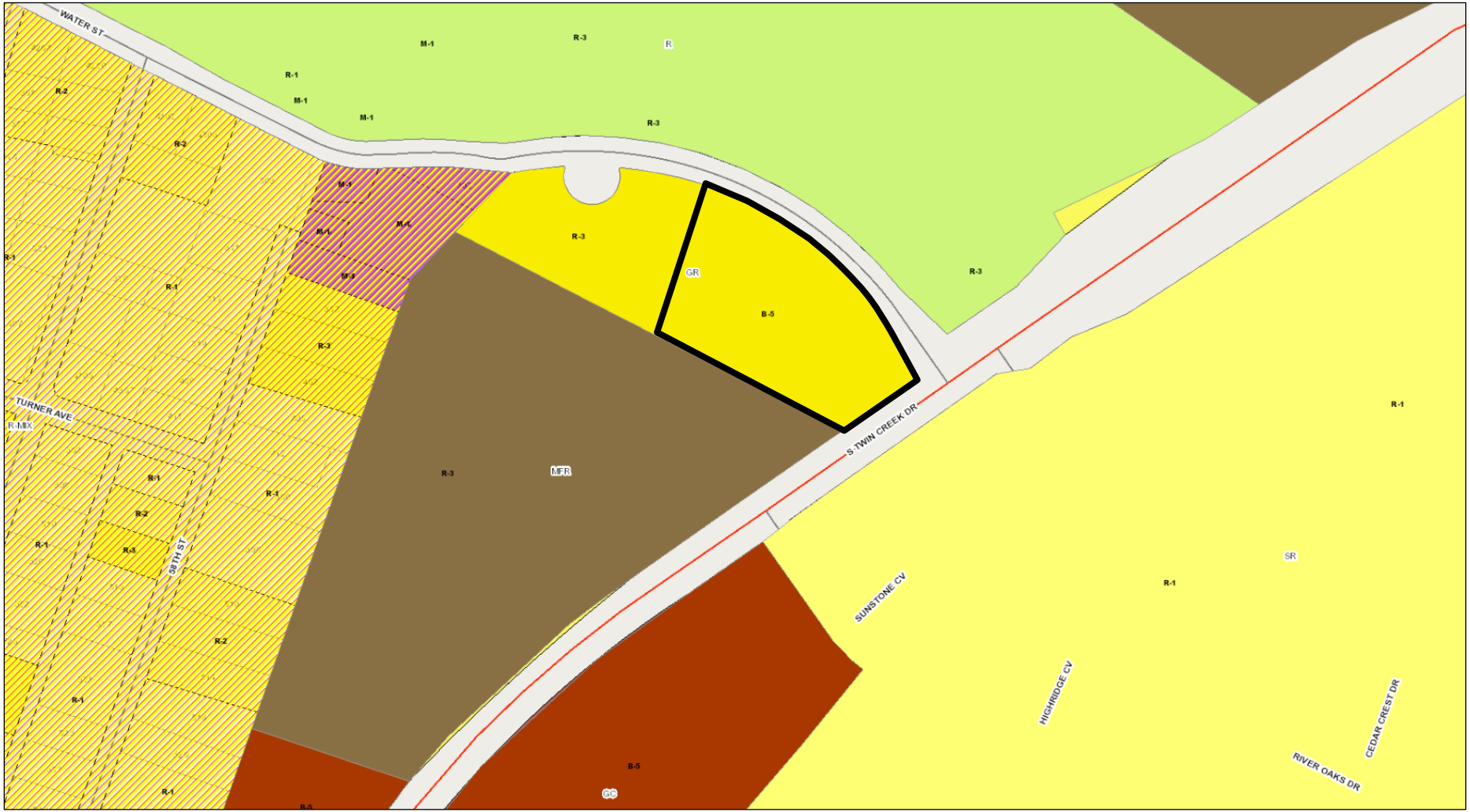
Zoning Case 2021-22

Legend

Citylimits

Production.GISADMIN.ZoningCases2021 selection

Subject Property Legal Description: TWIN CREEK ADDITION SECTION TWO, BLOCK 002, LOT 0006, ACRES 2.27


WATER ST
M-1
R-3
R
R-1
M-1
M-1
R-3
R-2
R-2
M-1
M-1
M-1
M-1
R-3
GR
B-5
R-3
R-1
R-1
TURNER AVE
R-MIX
R-3
MFR
R-1
R-1
R-2
R-1
R-3
58TH ST
R-2
R-1
R-1
B-5
CC
S TWIN CREEK DR
R-1
SR
R-1
SUNSTONE CV
HIGHRIDGE CV
CEDAR CREST DR
RIVER OAKS DR

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- If approved, the applicant intends to develop seven (7) duplex lots on the property.
- At full buildout, this development could result in an increase of up to 140 vehicle trips per day.

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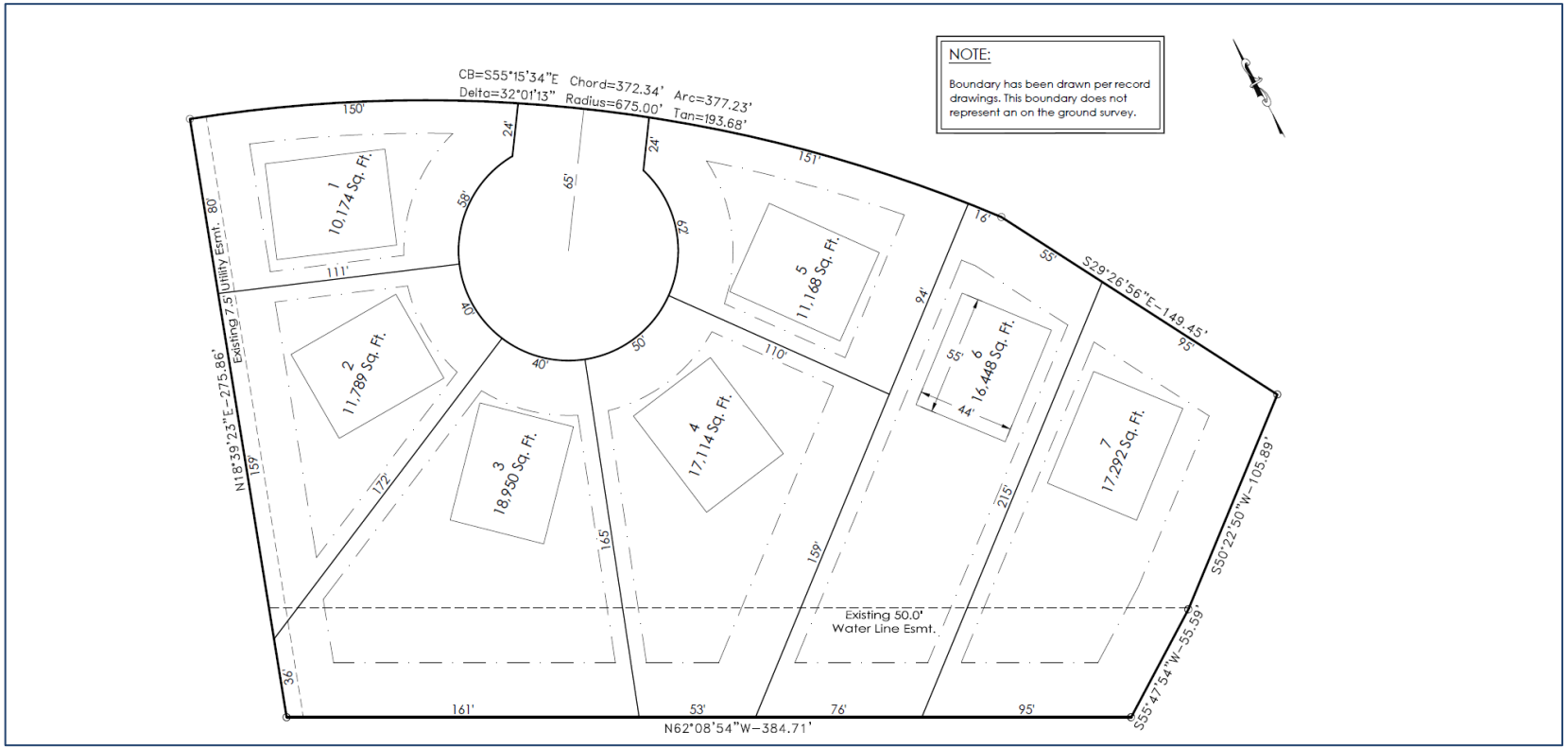

Case #Z21-22 – “B-5” to “R-2”

Subject property looking west:

Case #Z21-22 – “B-5” to “R-2”

Subject property looking east:

Case #Z21-22 – “B-5” to “R-2”

- 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.

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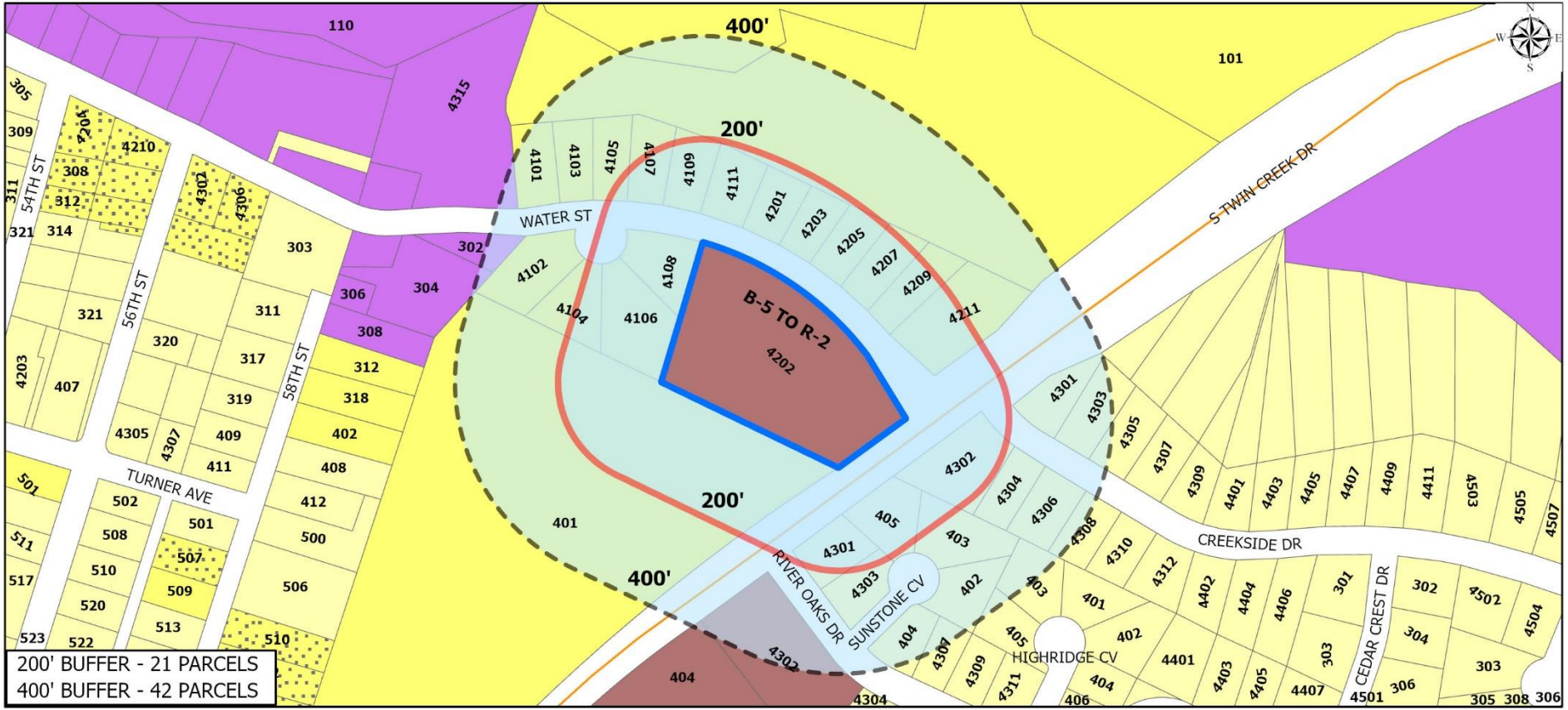
- Staff notified forty-two (42) surrounding property owners regarding this request.
- Of those property owners notified, twenty-one (21) reside outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and five (5) reside outside of Killeen.
- As of the date of this staff report, no written responses have been received regarding this request.



Attachment #1

Council District: 1

1 inch = 310 feet

Subject Property Legal Description: TWIN CREEK ADDITION SECTION TWO, BLOCK 002, LOT 0006, ACRES 2.27

Zoning Map

Zoning Case 2021-22

Legend

CurrentZoning

- B-5
- M-1
- R-1
- R-2
- R-3

Alternatives

- The City Council has two (2) alternatives:
  - Disapprove the applicant's request; or
  - Approve the applicant's request.

Staff Recommendation

- Staff recommends approval of the applicant's request as presented.
- Staff finds that the applicant's zoning request is consistent with the surrounding property and compatible with the prevailing community character. Staff also finds that the request is consistent with the Future Land Use Map (FLUM) of the Comprehensive Plan.

Commission Recommendation

- At their regular meeting on July 19, 2021, the Planning and Zoning Commission recommended approval of the request by a vote of 5 to 0.