



CASE #Z21-23: “R-MH” TO “R-2”

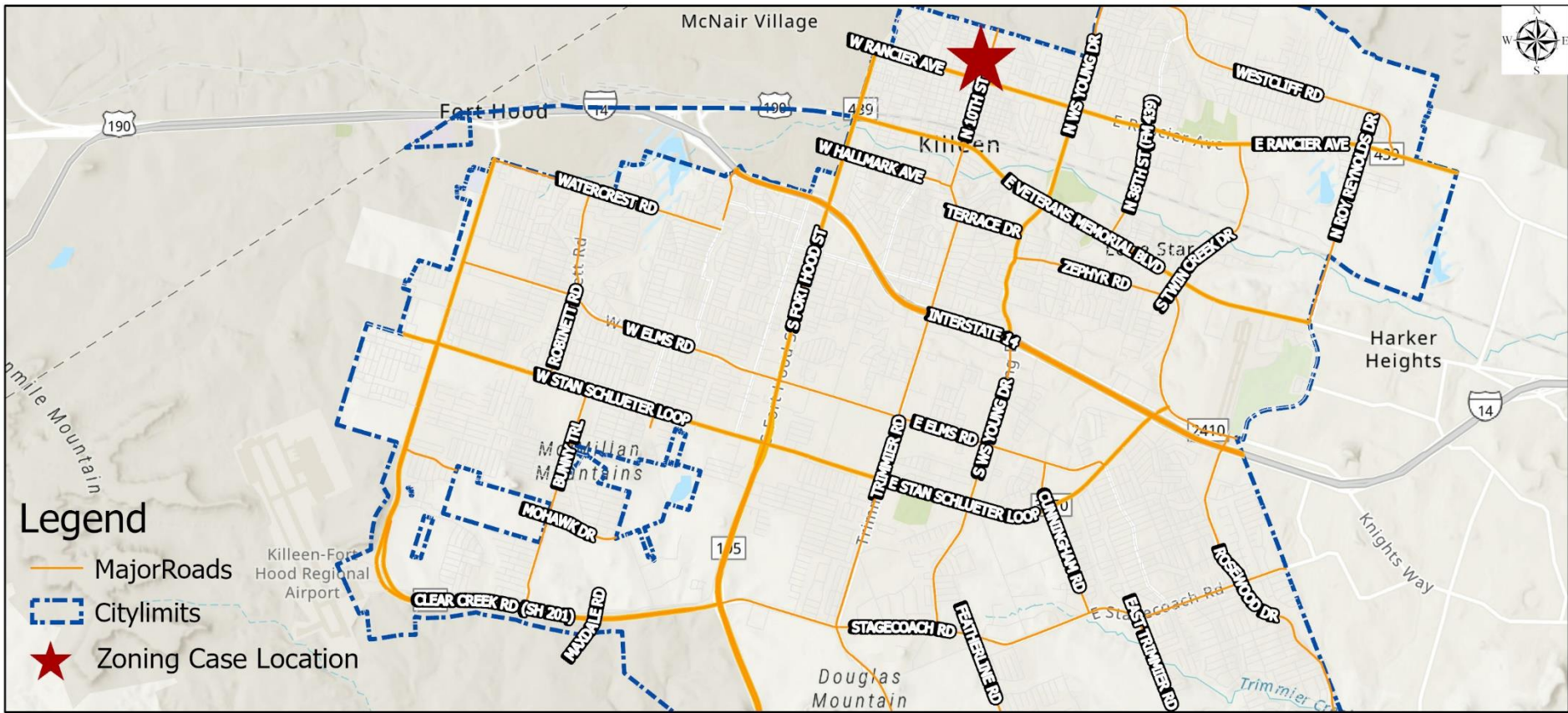
PH-21-042

August 3, 2021

# Case #Z21-23: “R-MH” to “R-2”

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- ❑ **HOLD** a public hearing and consider a request submitted by Mitchell & Associates on behalf of Fameco-Texas, LLC (**Case #Z21-23**) to rezone approximately 0.237 acres of Block 007 of the Cole Survey from “R-MH” (Residential Mobile Home District) to “R-2” (Two-Family Residential District).
- ❑ The property is locally addressed as 413 East Dunn Street, Killeen, Texas.



## Legend

- Major Roads
- - - City Limits
- ★ Zoning Case Location

Attachment #1

Council District: 1

1 inch = 7,674 feet

Subject Property Legal Description: COLE, BLOCK 007, LOT PT BLK, ACRES 0.237

Zoning Map

## Zoning Case 2021-23



Attachment #3

Council District: 1

1 inch = 41 feet


Subject Property Legal Description: COLE, BLOCK 007, LOT PT BLK, ACRES 0.237

Zoning Map

## Zoning Case 2021-23

### Legend

 Citylimits

 Production.GISADMIN.ZoningCases2021  
selection

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- If approved, the applicant intends to develop a duplex on the property.
- There are no known environmental constraints for this tract. The Tract is not within any FEMA regulatory Special Flood Hazard Area (SFHA) and there are no known wetlands on or adjacent to the parcel.



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Subject property looking north:



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- This property is 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 non-residential uses intermixed amid a variety of residential uses, often with minimal screening and/or buffering.

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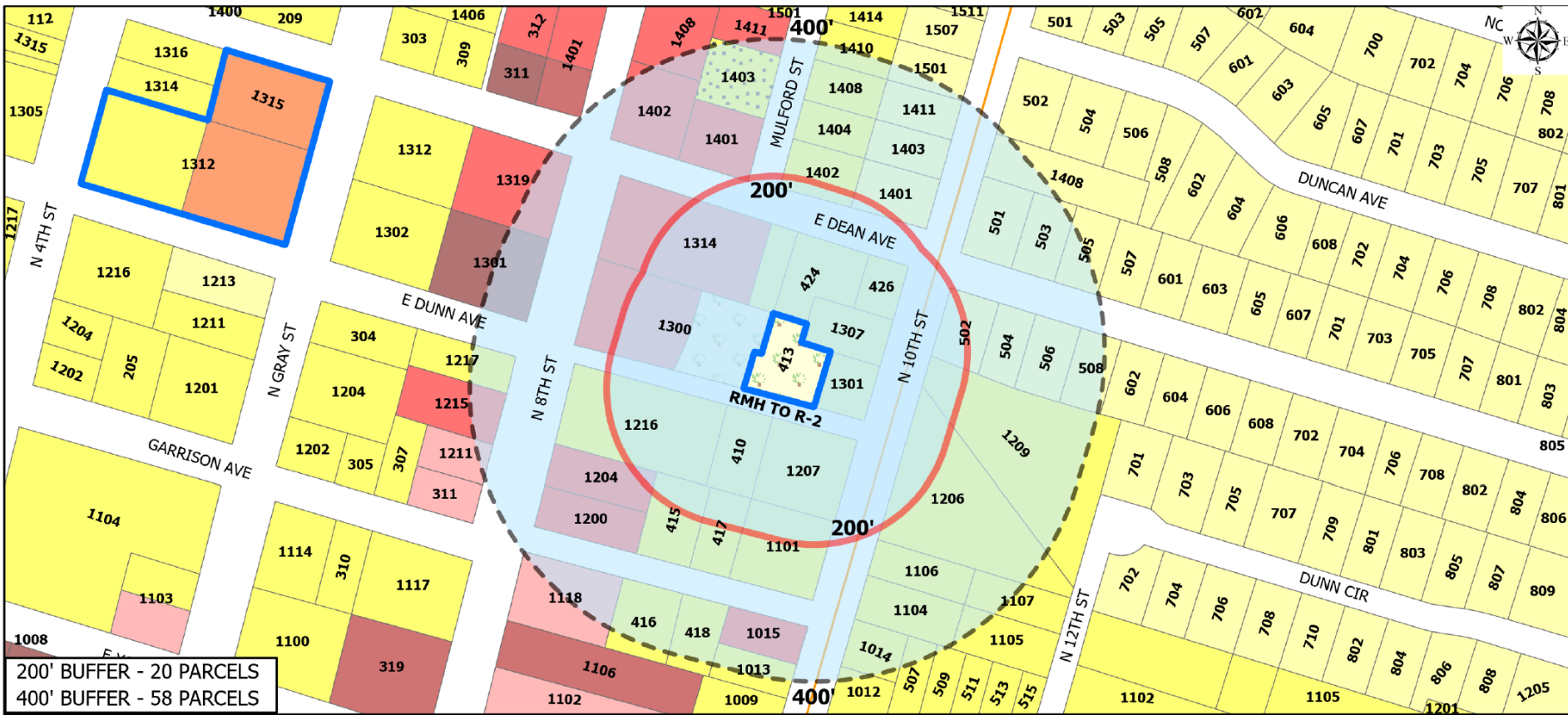
- The ‘Residential-Commercial Mix’ (RC-Mix) future land use and character recommends the following development types:
  - ▣ Mix of residential types and densities; and
  - ▣ Variety of commercial and light industrial activities.
- This request is consistent with the Future Land Use Map (FLUM) of the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



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- Staff notified fifty-eight (58) surrounding property owners regarding this request.
- Of those property owners notified, thirty-eight (38) reside outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and twelve (12) 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 = 234 feet

Subject Property Legal Description: COLE, BLOCK 007, LOT PT BLK, ACRES 0.237

Zoning Map

## Zoning Case 2021-23

Legend

Current Zoning

- |                                                                                                                                                      |                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #f8d7da; border: 1px solid #f5c6cb; margin-right: 5px;"></span> B-2 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #d1ecf1; border: 1px solid #bee5eb; margin-right: 5px;"></span> R-2 |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid #f29e79; margin-right: 5px;"></span> B-3 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #fff2cc; border: 1px solid #f1c40f; margin-right: 5px;"></span> R-3 |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #f4cccc; border: 1px solid #f29e79; margin-right: 5px;"></span> B-4 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #fff2cc; border: 1px solid #f1c40f; margin-right: 5px;"></span> RMH |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #d1ecf1; border: 1px solid #bee5eb; margin-right: 5px;"></span> B-5 | <span style="display: inline-block; width: 15px; height: 15px; background-color: #fff2cc; border: 1px solid #f1c40f; margin-right: 5px;"></span> R-1 |

# Alternatives

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

# Recommendation

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- ❑ Staff recommends approval of the applicant's request as presented.
- ❑ Staff finds that the applicant's 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

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- 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.