



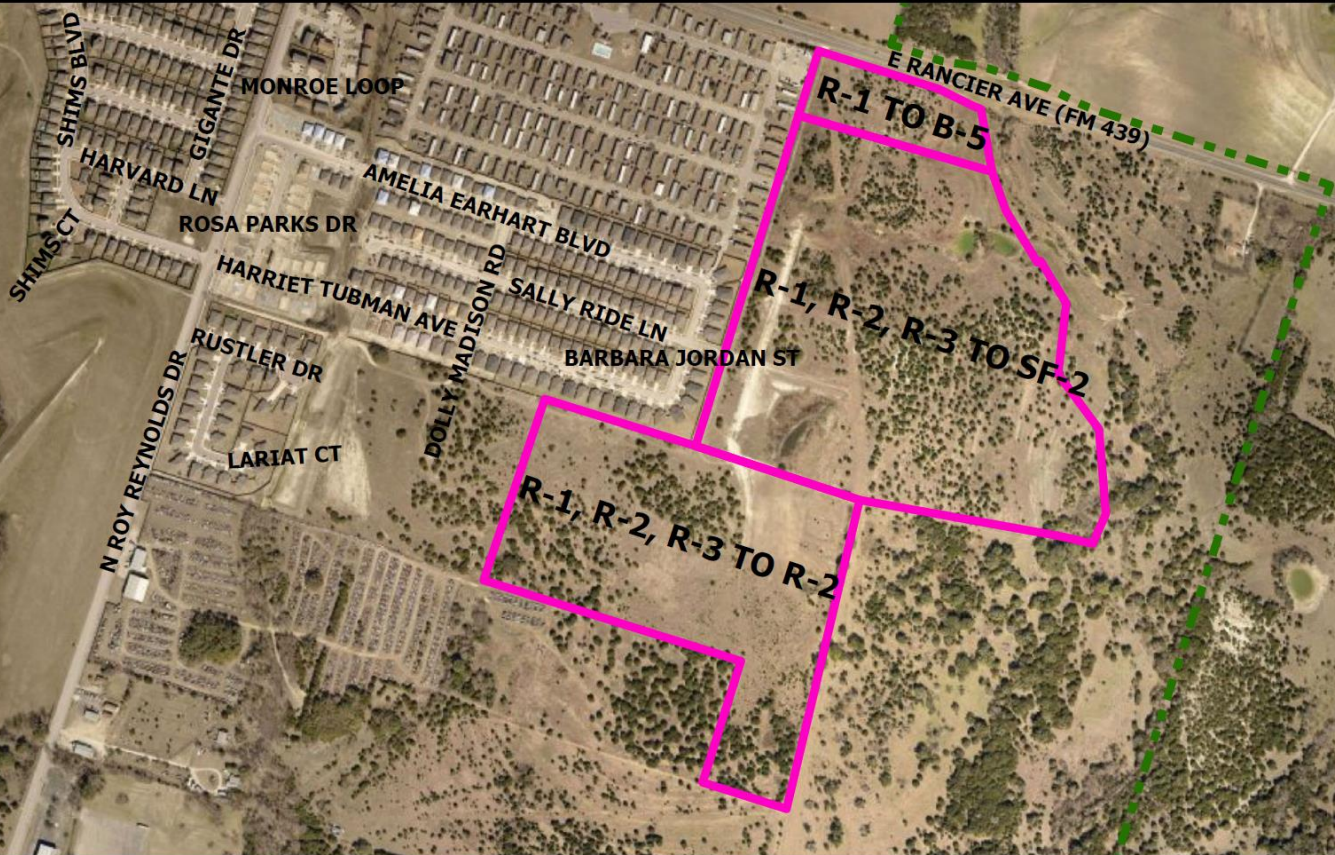
ZONING CASE #Z21-24: “R-1”, “R-2”,
“R-3”, & “B-5” TO “SF-2”, “R-2”, & “B-5”

PH-21-045

August 17, 2021

Case #Z21-24: “R-2,” “SF-2” & “B-5”

- ❑ **HOLD** a public hearing and consider a request submitted by Joshua Welch on behalf of EAS Investments (Case #Z21-24) to rezone approximately 92.435 acres out of the V. L. Evans Survey, Abstract 288, from “R-1” (Single-Family Residential District), “R-2” (Two-Family Residential District), “R-3” (Multi-Family Residential District), and “B-5” (Business District) to “R-2” (Two-Family Residential District), “SF-2” (Single-Family Residential District), and “B-5” (Business District). The property is generally located on the south side of East Rancier Avenue, east of the terminus of Sally Ride Lane, Killeen, Texas.



Attachment #3
Council District: 1
1 inch = 1,012 feet
Subject Property Legal Description: A0288BC V L EVANS, ACRES 19.208, A0288BC V L EVANS, ACRES 73.196

Zoning Map
Zoning Case 2021-24

Legend

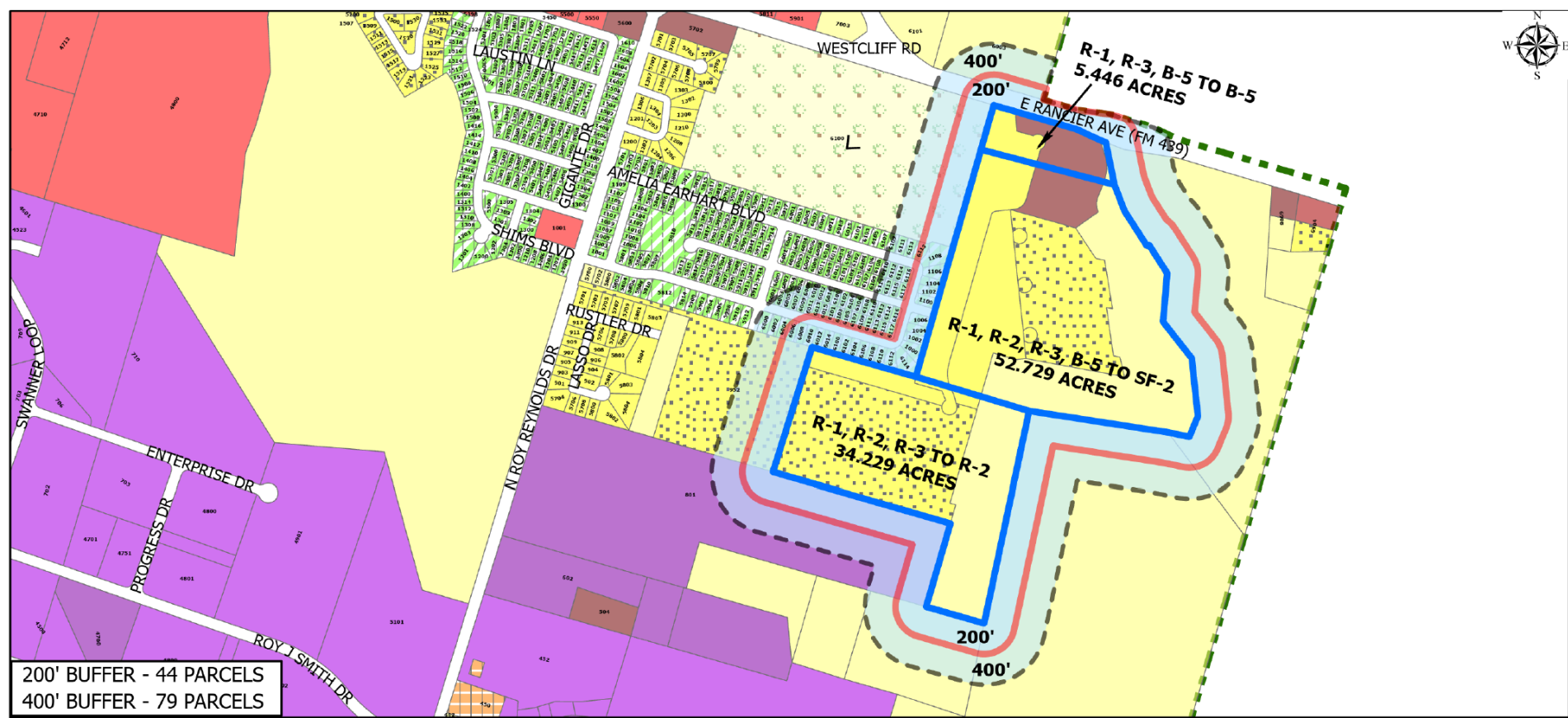
 Citylimits

 Z21-24

Case #Z21-24: “R-2,” “SF-2” & “B-5”

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- ❑ The subject property is designated as ‘Suburban Residential (SR) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- ❑ The ‘Suburban Residential’ (SR) character encourages detached residential dwellings as the primary focus.
- ❑ The applicant’s request is not consistent with the Future Land Use Map (FLUM), but a concurrent FLUM amendment request has been submitted.
- ❑ If approved, the applicant intends to develop a single-family and two-family residential subdivision.



Attachment #1

Council District: 1

1 inch = 1,043 feet

Subject Property Legal Description: A0288BC V L EVANS, ACRES 19.208, A0288BC V L EVANS, ACRES 73.196

Zoning Map Zoning Case 2021-24

Staff Findings

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- ❑ To the west of the property is an existing mobile home park, and the Patriot's Ridge subdivision, which includes both two-family and single-family homes. To the southwest is an existing auto salvage yard, which is zoned "M-2" (Heavy Manufacturing District).
- ❑ A portion of the property is currently zoned "R-3" (Multi-Family Residential District), which allows for multifamily dwellings (i.e. triplexes, quadplexes, and apartments). The requested zoning will result in a density that is similar or less than the density that is permitted by the current zoning designations.

Public Notification

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- ❑ Staff notified seventy-seven (77) surrounding property owners within 400 feet of the subject property regarding this request.
- ❑ To date, staff has received two (2) written responses in support of this request.

Alternatives

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

Staff Recommendation

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- Staff recommends approval of the applicant's request as presented.
- Based on the adjacent land uses and current zoning, staff is of the determination that the property is better suited to a mix of smaller single-family lots and two-family dwellings, as proposed by the applicant.

Commission Recommendation

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- At their regular meeting on August 2, 2021, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 5 to 0.