



CASE #Z21-32: “RM-1”, “R-3”, & “B-3” TO “R-2”

PH-21-063

November 9, 2021

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- ❑ **HOLD** a public hearing and consider a request submitted by Mitchell & Associates, Inc. on behalf of Centroplex Builders, LLC (**Case #Z21-32**) to rezone approximately 12.39 acres out of the Morris Subdivision Phase Two, Lots 11-23, Block 7; Lots 13-30, Block 8; and Lots 2, 14, and part of Lot 15, Block 2 from “RM-1” (Residential Modular Home Single Family District), “R-3” (Multi-Family Residential District), and “B-3” (Local Business District) to “R-2” (Two Family Residential District).
- ❑ The properties are located at 1102-1106 Karen Drive, 1101-1306 Nina Drive, 3202-3216 Ricks Road, and 1002 & 1010 Anna Lee Drive, Killeen, Texas.



Attachment #3

Council District: 4

1 inch = 307 feet

Subject Property Legal Description: Lot 13-30, Block 8, Morris Subdivision Ph. 2 & Lots 1-7, 14 & Part of 15,
Block 2 Morris Subdivision Phase One

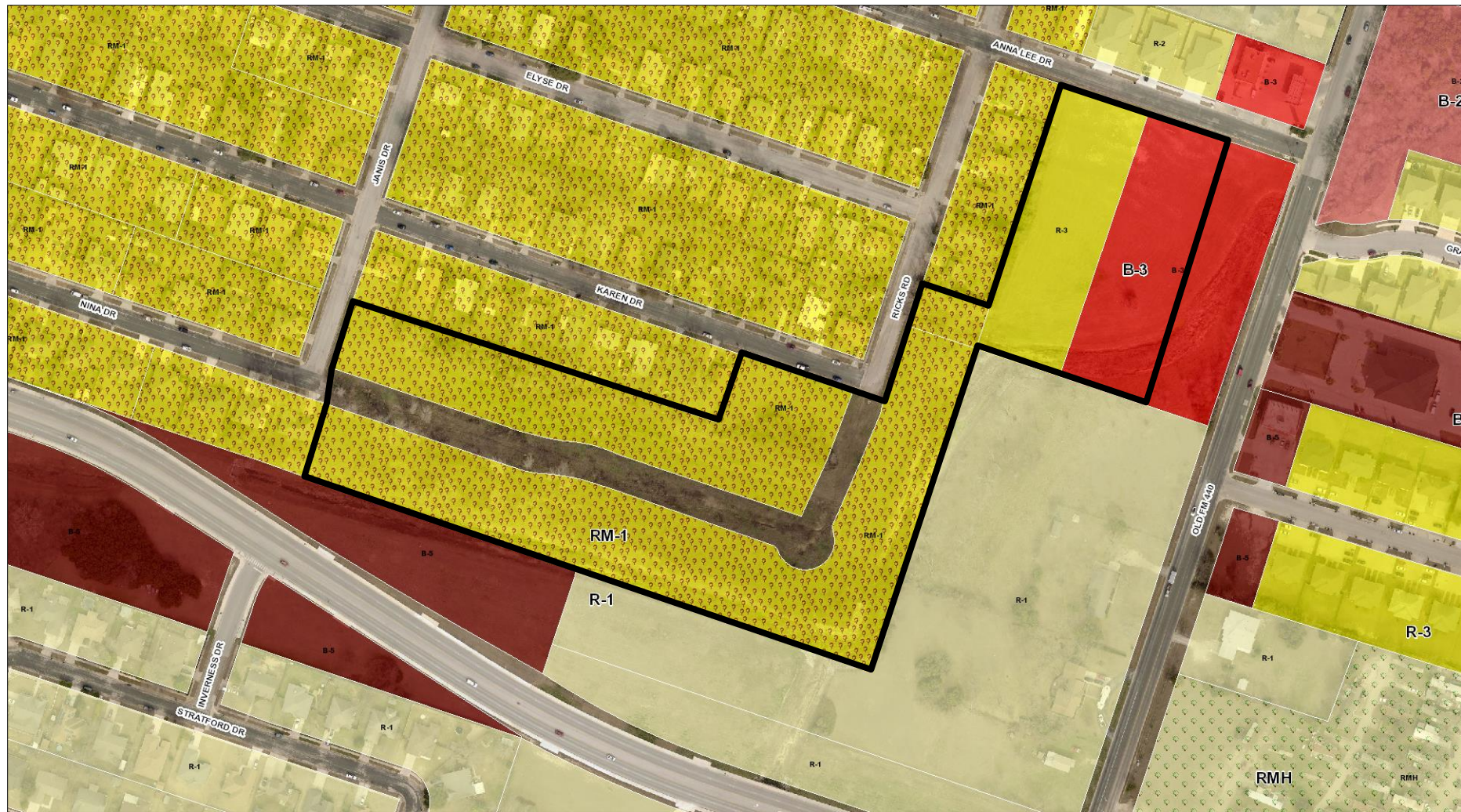
Zoning Map

Zoning Case 2021-32

Legend

 Citylimits

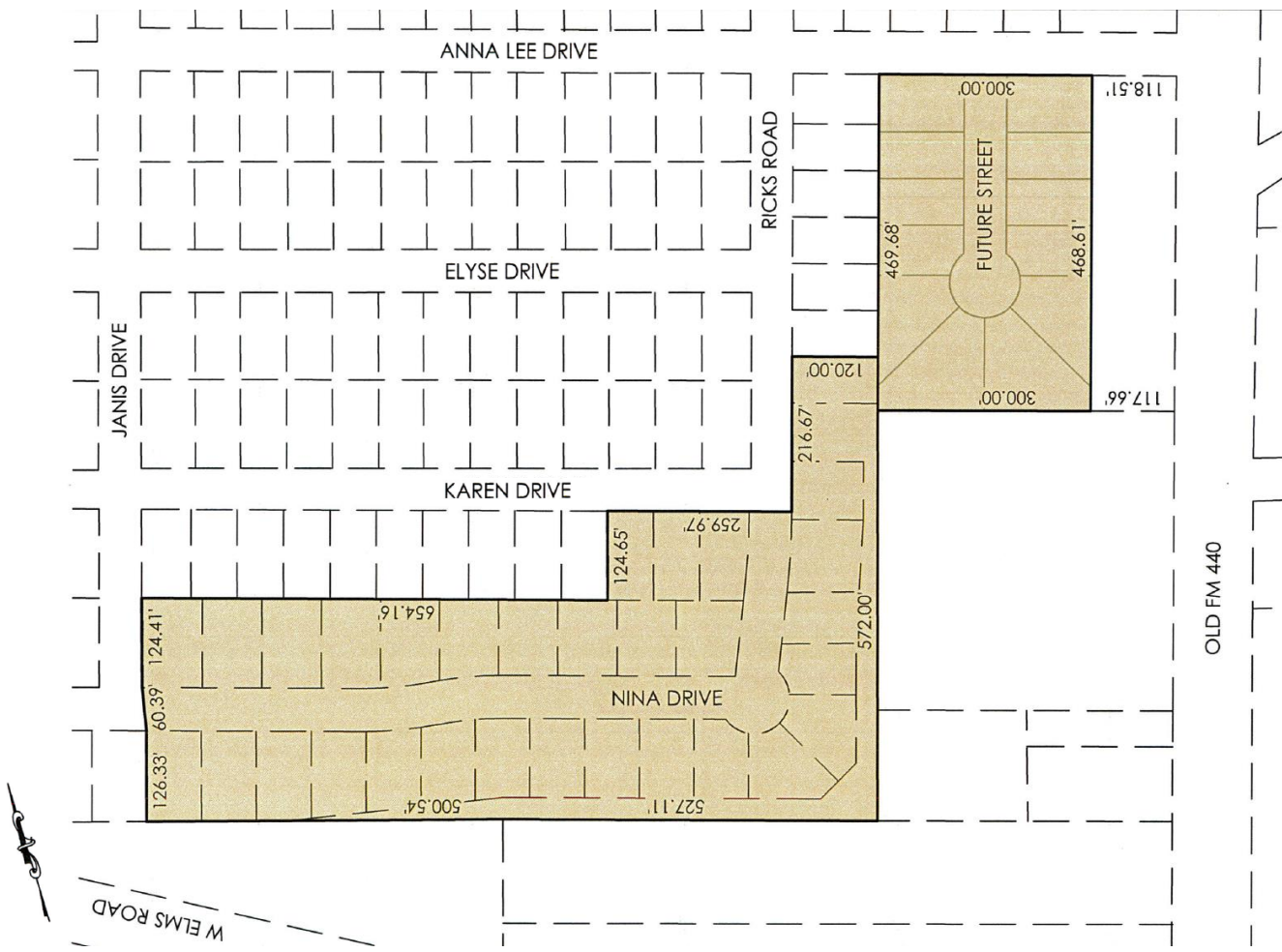
 Production.GISADMIN.ZoningCases2021
selection



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- If approved, the owner intends to build approximately forty-four (44) two-family homes on the property.
- The property is partially within a FEMA regulatory Special Flood Hazard Area (SFHA). A Letter of Map Revision (LOMR) was signed by the City’s Floodplain Administrator on August 27, 2021 and has been submitted to FEMA.
- If approved, the LOMR will revise the floodplain in this area and allow the property to be developed.





Winnier Road Ditch

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- ❑ The subject property is designated as ‘General Residential’ (GR) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- ❑ The ‘General Residential’ (GR) designation encourages detached residential dwellings as a primary focus; attached housing types subject to compatibility and open space standards (e.g., duplexes); planned developments with a mix of housing types and varying densities; public/institutional uses; and parks and public spaces.
- ❑ This request is consistent with the Future Land Use Map (FLUM) of the Comprehensive Plan.

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View of the subject property facing south (from Anna Lee Drive):



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View of the subject property facing north (from Elms Road):



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View of the adjacent properties on Karen Drive:



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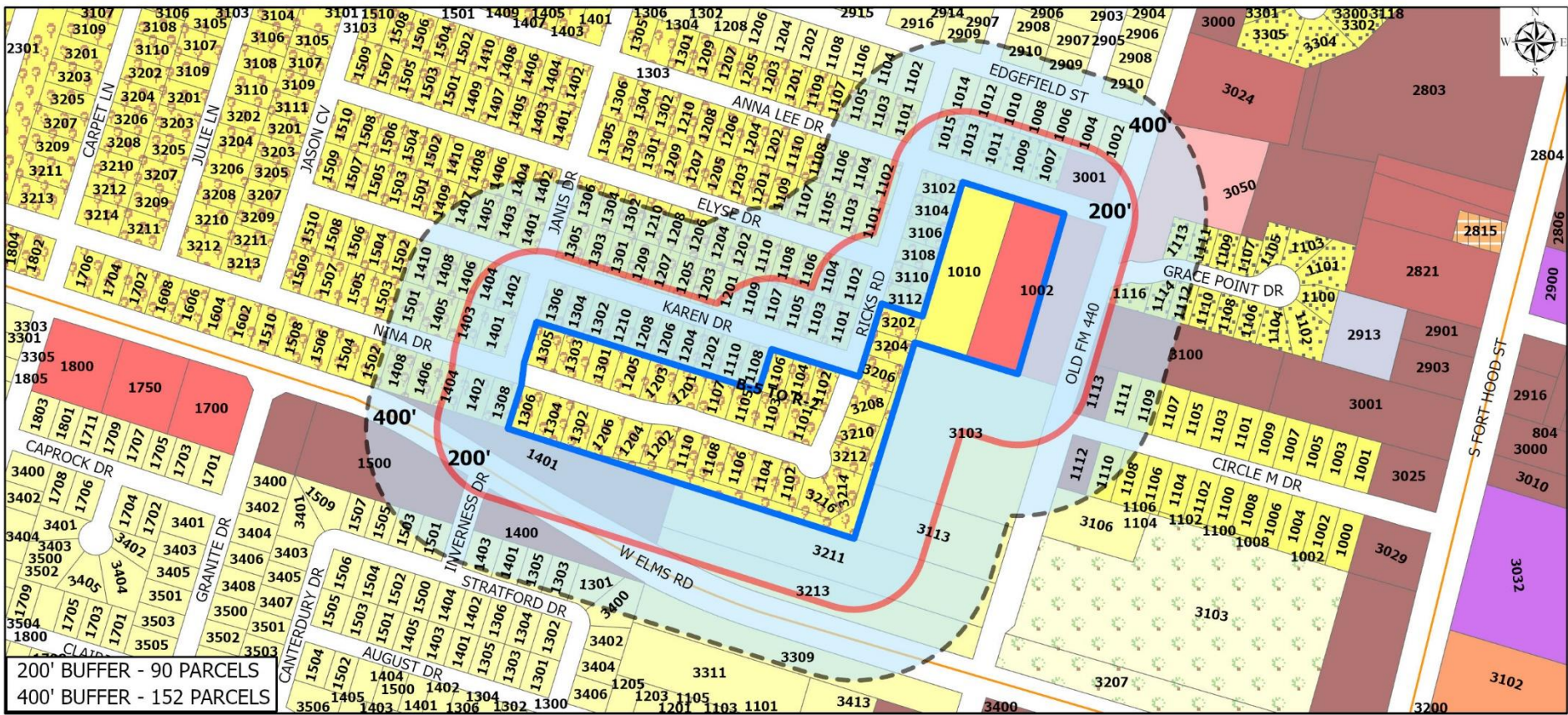
View of the adjacent properties to the north:



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- ❑ Staff notified one hundred and fifty-two (152) surrounding property owners regarding this request.
- ❑ Of those property owners notified, sixty-two (62) 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 sixty-four (64) reside outside of Killeen.
- ❑ To date, staff has received one (1) written response in support of the request.



Staff Findings

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- The area to the north and west of the subject property is comprised of existing manufactured homes. There are existing duplexes directly north of the subject property on Anna Lee Drive. There are also existing duplexes and four-plexes located to the east of the subject property across Old FM 440.
- Staff finds that the applicant's request for "R-2" (Two-Family Residential District) is consistent with the surrounding land uses and compatible with the prevailing community character.

Alternatives

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

Staff Recommendation

- ❑ Staff recommends approval of the applicant's request to rezone the property from "RM-1" (Residential Modular Home Single Family District), "R-3" (Multi-Family Residential District), and "B-3" (Local Business District) to "R-2" (Two-Family Residential District) as presented.

Commission Recommendation

- ❑ At their regular meeting on October 18, 2021, the Planning and Zoning Commission recommended approval of the applicant's request to rezone the property to "R-2" (Two Family Residential District) by a vote of 6 to 1 with Commissioner Gukeisen in opposition.
- ❑ Commissioner Gukeisen expressed concerns regarding the impact of the proposed development on flooding.