



City of Killeen

Legislation Text

File #: PH-24-009, Version: 1

HOLD a public hearing and consider an ordinance submitted by Lionel Reyes (**Case #Z24-03**) to rezone approximately 0.97 acres, being Lots 1 and 2, Block 1, out of Westcliff Estates, from "R-1" (Residential District) to "R-2" (Two-Family Residential District). The subject properties are locally addressed as 5007 and 5009 Westcliff Road, Killeen, Texas.

DATE: April 2, 2024

TO: Kent Cagle, City Manager

FROM: Edwin Revell, Executive Director of Development Services

SUBJECT: Zoning Case #24-03: "R-1" (Single-Family Residential District) to "R-2" (Two-Family Residential District)

BACKGROUND AND FINDINGS:

Property Information:

Property Owner: Lionel Reyes

Agent: N/A

Current Zoning: "R-1" (Single-Family Residential District)

Proposed Zoning: "R-2" (Two-Family Residential District)

Current FLUM Designation: 'Residential Mix' (RM)

Summary of Request:

Lionel Reyes has submitted a request to rezone Lots 1 & 2, Block 1, Westcliff Estates, from "R-1" (Single-Family Residential District) to "R-2" (Two-Family Residential District). If approved, the applicant intends to develop a two-family dwelling on each lot.

Zoning/Plat Case History:

The subject property was annexed into the City limits on September 9, 1962. The property was subsequently zoned to "R-1" (Single-Family Residential District) after annexation. The property is currently platted.

Character of the Area:

North: Existing residential, property zoned "R-1X" (Single-Family Residential District)

South: Existing residential, property zoned "R-1" (Single-Family Residential District)

East: Existing residential, property zoned "R-1X" (Single-Family Residential District)

West: Existing residential, property zoned "B-3" (Local Business District)

Future Land Use Map Analysis:

This property is located within the 'Neighborhood Infill' area on the Growth Sector Map and designated as 'Residential Mix' on the Future Land Use Map (FLUM) of the 2022 Comprehensive Plan.

This 'Residential Mix' place type creates neighborhoods built with a traditional walkable block/street grid network that allows a flexible mix of residential building typologies. Aside from large multiplex garden apartments, most housing types should be allowed here. This place type encourages most residential uses such as single-family detached, townhouses, small-plex (2-4 units), etc.

The request supports or furthers the following Comprehensive Plan recommendations:

- LU1 - Use place types and complete neighborhoods as building blocks
- NH3 - Diversifying housing mix (types and price points)
- NH4 - Build complete neighborhoods

The proposed use is an example of providing for missing middle housing other than detached single-family homes and apartment complexes which will contribute to diversifying the housing mix in Killeen. The Comprehensive Plan explains that "allowing for more diverse housing, such as duplexes [...] would provide a major increase in tax revenue while also increasing the number of available housing units, which in turn serves to help the city remain as an affordable place to live" (pg. 51). The Comprehensive Plan highlights that housing types like duplexes have added benefit such as affordability and fiscal sustainability for the community.

Neighborhood Analysis:

The property is located within Killeen Development Zone #2.
Current land use mix within this area comprises approximately:

- 5% non-residential uses
- 95% residential uses

Zoning district breakdown in DZ2:

- Special Districts 1.96%
- Residential 65.57%
- Ind. & Comm. 32.29%
- Agricultural 0.18%

Water, Sewer and Drainage Services:

Provider: City of Killeen

Within Service Area: Yes

Feasibility Study or Service Commitment: Water, sanitary sewer, and drainage utility service is located within the City of Killeen municipal utility service area and is available to the subject tract. There is an 8" waterline on the north side of Westcliff Road, and a 10" sewer main on the south side of Westcliff Road.

Transportation and Thoroughfare Plan:

Ingress and egress to the property is from Westcliff Road, which is classified as a 110' wide Minor Arterial in the Killeen 2040 Comprehensive Plan. A Traffic Impact Analysis (TIA) will not be required for the proposed

development.

PARKS AND PROPOSED TRAIL PLAN:

There are no proposed parks or trails located on this site.

Environmental Assessment:

The property is within Zone X a FEMA-regulatory Special Flood Hazard Area (SFHA). There are no other known wetland areas on or adjacent to the property as identified on the National Wetlands Inventory.

Public Notification:

Staff notified sixty-three (63) surrounding property owners regarding this request. Of those property owners notified, forty-six (46) reside outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by the Council, and twenty-one (21) live outside Killeen.

To date, staff has received one (1) written response in opposition to this request.

Staff Findings:

Please see the Future Land Use Map Analysis and Neighborhood Analysis sections.

THE ALTERNATIVES CONSIDERED:

N/A

Which alternative is recommended? Why?

N/A

CONFORMITY TO CITY POLICY:

This zoning request conforms to the City's policy and procedures, as detailed in Chapter 31 of the Killeen Code of Ordinances.

FINANCIAL IMPACT:

What is the amount of the expenditure in the current fiscal year? For future years?

This zoning request does not involve the expenditure of city funds. However, subsequent development and dedication of public infrastructure will involve the expenditure of maintenance funds over the life cycle of future development.

Is this a one-time or recurring expenditure?

This is not applicable.

Is this expenditure budgeted?

This is not applicable.

If not, where will the money come from?

This is not applicable.

Is there a sufficient amount in the budgeted line item for this expenditure?

This is not applicable.

RECOMMENDATION:

Staff recommends approval of the applicant's request to rezone the property from "R-1" (Single-Family Residential District) to "R-2" (Two-Family Residential District). Staff finds that the applicant's request is consistent with the single-family land uses to the east and west of the subject property.

At their regular meeting on March 4, 2024, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 7 to 0.

DEPARTMENTAL CLEARANCES:

This item has been reviewed by the Planning and Legal staff.

ATTACHED SUPPORTING DOCUMENTS:

Maps
Site Photos
Letter of Request
Responses
Minutes
Ordinance
Considerations
Presentation