



City of Killeen

Legislation Text

File #: PH-23-041, Version: 1

HOLD a public hearing and consider an ordinance submitted by Mitchell & Associates, Inc. on behalf of Square Bitness Lifestyle Enterprises, LLC (**Case #Z23-16**) to rezone approximately 0.268 acres, being part of the H. O'Neal Survey, Abstract No. 645, from "R-2" (Two-Family Residential District) to "R-3F" (Multifamily Residential District). The property is locally addressed as 1715 18th Street Killeen, Texas.

DATE: June 27, 2023.

TO: Kent Cagle, City Manager

FROM: Edwin Revell, Executive Director of Development Services

SUBJECT: Zoning Case #23-16: "R-2" (Two-Family Residential District) to "R-3F" (Multifamily Residential District).

BACKGROUND AND FINDINGS:

Property Information:

Property Owner: Square Bitness Lifestyle Enterprises, LLC

Agent: Mitchell & Associates

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

Proposed Zoning: "R-3F" (Multi-Family Residential District)

Current FLUM Designation: 'Traditional Neighborhood'

Summary of Request:

Mitchell & Associates has submitted a request on behalf of Square Bitness Lifestyle Enterprises, LLC to rezone approximately 0.268 acres, being part of the H. O'Neal Survey, Abstract No. 645, from "R-2" (Two-Family Residential District) to "R-3F" (Multifamily Residential District). If approved, the applicant intends to develop a fourplex on the property.

Zoning/Plat Case History:

The property was annexed into the city in February 1948. The subject property is currently zoned "R-2" (Two-Family Residential District). Staff is unable to determine the exact date of the zoning.

Character of the Area:

North: Existing residential properties zoned "R-2" (Two-Family Residential District)

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

West: Existing residential properties zoned "R-1" (Single-Family Residential District)

East: Existing residential properties zoned "R-2" (Two-Family Residential District)

Future Land Use Map Analysis:

The subject property is located within the 'Infill & Enhance' area on the Growth Sector Map and is designated as 'Regional Commercial' on the Future Land Use Map (FLUM) of the 2022 Comprehensive Plan.

The 'Traditional Neighborhood' place type recreates the pre-suburban development patterns with smaller lots and setbacks, diverse housing typologies, and a mix of uses which include residential uses such as townhouses and small plex (2-6 units), non-residential uses such as small-scale and neighborhood scale commercial development, and mixed-use such as live-work or few overs.

The 'Infill & Enhance' area includes existing developed properties and full services, where additional population, higher development intensities, and integration of uses is desired. Primarily located near downtown and the immediate neighborhoods, this growth sector should support infill, redevelopment, and infrastructure projects with the emphasis on more residents and small businesses while improving walkability.

The request is consistent with the following recommendations of the 2022 Comprehensive Plan:

- LU3 - Encourage incremental evolution of neighborhoods
- LU4 - Prioritize infill and revitalization in north Killeen

Neighborhood Analysis:

- This property is located within Killeen Development Zone #1
- Current land use mix within this area comprises approximately:
 - 17% non-residential
 - 83% residential uses

Zoning district breakdown in Development Zone 1:

- 30% non-residential zoning districts
- 70% residential zoning districts

*Excludes special districts such as conditional or special use permits and planned unit developments.

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 available to the subject tract.

Transportation and Thoroughfare Plan:

Ingress and egress to the property is from 18th Street, which is classified as a 60-foot wide Local Street on the City of Killeen Thoroughfare Plan. Staff estimates that there will be 43.92 trips generated per day, with 3 peak hour trips, and has determined that a Traffic Impact Analysis will not be required for the proposed land use.

Environmental Assessment:

The subject lot is not within any FEMA regulatory Special Flood Hazard Areas (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 eighty (80) surrounding property owners regarding this request. Of those property owners notified, forty-two (42) reside outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and thirty-seven (37) reside outside of Killeen. As of date of this staff report, staff has received one (1) written response in support, and one (1) written response in opposition to the request.

Staff Findings:

Staff finds that the request for "R-3F" is consistent with the Traditional Neighborhood use as noted in the 2022 Comprehensive Plan. The proposed use appears to be compatible with the surrounding uses. The introduction of infill development to North Killeen furthers the City's goal of revitalization and accessible housing.

THE ALTERNATIVES CONSIDERED:

The City Council may:

- Disapprove the applicant's request; or
- Approve the applicant's request as presented.

Which alternative is recommended? Why?

Staff recommends approval of the applicant's request for "R-3F" (Multi-Family Residential District).

Staff finds that the request is consistent with the recommendations of the 2022 Comprehensive Plan, as indicated in the Comprehensive Plan Analysis. Staff is of the determination that approval of the applicant's request would have no negative impacts on the surrounding properties and furthers the goal of encouraging incremental evolution of neighborhoods and prioritizing infill development of vacant lots in North Killeen.

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.

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:

At their regular meeting on June 5, 2023, 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 Planning and Legal staff.

ATTACHED SUPPORTING DOCUMENTS:

Maps
Site Photos
Letter of Request
Minutes
Ordinances
Considerations
Responses
Presentation