



City of Killeen

Legislation Text

File #: PH-24-019, Version: 1

HOLD a public hearing and consider an ordinance (**Case #Z24-10**) to rezone Lot 2, Block 2, Julius Alexander Industrial from "R-1" (Single-Family Residential District) to "R-3A" (Multifamily Apartment Residential District). The subject property is locally addressed as 408 Liberty Street, Killeen, Texas.

DATE: June 4, 2024

TO: Kent Cagle, City Manager

FROM: Edwin Revell, Executive Director of Development Services

SUBJECT: Zoning Case # 24-10: "R-1" (Single-Family Residential District) to "R-3A" (Multifamily Apartment Residential District)

BACKGROUND AND FINDINGS:

Property Information:

Property Owner: City of Killeen

Agent: N/A

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

Proposed Zoning: "R-3A" (Multifamily Apartment Residential District)

FLUM Designation: 'Campus' (C)

Growth Sector Designation: 'Neighborhood Infill'

Summary of Request:

This is a city-initiated request to rezone from "R-1" (Single-Family Residential District) to "R-3A" (Multifamily Apartment Residential District). The subject property, which is owned by the City of Killeen, is intended to be developed as a reunification center, which will provide temporary housing for persons transitioning out of homelessness, as well as supportive assistance to successfully transition from homelessness to permanent housing. The proposed use of the property requires that it be rezoned to "R-3A" (Multifamily Apartment Residential District) for use as "transitional housing".

Zoning/Plat Case History:

The subject property was annexed into the City limits on May 25, 1959. On January 19, 1977, the property was platted as Julius Alexander Industrial Subdivision, Block 2, Lot 2. The property was then rezoned from "M-1" (Manufacturing District) to "R-1" (Single-Family Residential District) on June 22, 1993, via Ordinance No. 93-42.

Character of the Area:

- North:** Vacant property zoned "R-1" (Single-Family Residential District)
South: Existing multifamily apartments zoned "M-1" (Manufacturing District) (Legal nonconforming)
East: Vacant property zoned "R-3A" (Multifamily Apartment Residential District)
West: Existing commercial and manufacturing businesses zoned "B-5" (Business District) and "M-1" (Manufacturing District)

Future Land Use Map Analysis:

This property is located within the 'Neighborhood Infill' area on the Growth Sector Map and is designated as 'Campus' (C) on the Future Land Use Map (FLUM) of the City of Killeen Comprehensive Plan.

The 'Campus' (C) place type includes institutional, religious, and educational uses and is characterized by the amenities and offerings associated with these types of development, which can serve as regional destinations. While these areas are typically utilized for religious, office, or educational uses, residential uses may be intermingled to serve the needs of those utilizing those aforementioned uses. This place type encourages regional commercial development and residential uses such as apartments. Additionally, it encourages a one hundred percent (100%) nonresidential and twenty-five percent (25%) residential use mix.

This 'Neighborhood Infill' growth sector includes already developed areas with access to city services and infrastructure but have vacant, underutilized, or poorly developed properties.

The request supports or furthers the following Comprehensive Plan recommendations:

- **NH7** - Focus on delivering housing for those in need.
- **DT2** - improve safety in Downtown.

This request aligns with the Comprehensive Plan recommendation (NH7.3) to identify sites that could be potential locations for micro-housing for persons experiencing homelessness. Additionally, the plan recommends (DT2.2) providing a location and programs for the homeless to have access to social service personnel with experience addressing homeless issues.

Development Zone Analysis:

This property is located within the City of Killeen Development Zone #2. This development zone is north of Veterans Memorial Boulevard and east of WS Young Drive.

The current land use mix within this area comprises of the following approximate acreages and percentages:

<u>District</u>	<u>Acres</u>	<u>Percentage</u>
Special Districts	88.35	1.96%
Residential	2960.10	65.57%
Industrial	990.19	21.93%
Commercial	467.44	10.35%
Agricultural	8.15	0.18%
Totals	4514.24	100.00%

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 are available to the subject tract. There is water available on the east side of Liberty Street, and sanitary sewer is available on the west side of Liberty Street.

Transportation and Thoroughfare Plan:

Ingress and egress to the property is via Liberty Street, which is classified as a 60' wide Local Street in the Killeen 2040 Comprehensive Plan. The City Engineer estimates that there will be an average of five (5) daily trips generated by the proposed development. Therefore, a Traffic Impact Analysis (TIA) will not be required.

PARKS AND PROPOSED TRAIL PLAN:

There are no proposed parks or trails located on this site. Parkland dedication, fees in-lieu-of parkland dedication, and parkland development fees will not be required for the proposed development.

Environmental Assessment:

The property is within Zone X a FEMA-regulatory Special Flood Hazard Area (SFHA). There is a Riverine Habitat (R4SBA) located on 506 Liberty Street as identified on the National Wetlands Inventory.

Public Notification:

Staff notified fourteen (14) surrounding property owners regarding this request. Of those property owners notified, four (4) reside outside the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by the Council, and two (2) live outside Killeen. As of the date of this staff report, staff has received one written response in support regarding this request.

Staff Findings:

The subject property is currently vacant and zoned "R-1" (Single-Family Residential District). The surrounding area includes a mix of developed multifamily and commercial uses. Staff finds that the applicant's request is consistent with the recommendations of the City of Killeen Comprehensive Plan.

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?

Public infrastructure is already in place for this property and maintained by the City. Maintenance cost will continue for the life of the 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 request. Staff finds that the request is consistent with the policies and principles of the Killeen 2040 Comprehensive Plan, as indicated in the Comprehensive Plan Analysis. In addition, the request directly aligns with the Comprehensive Plan recommendation NH7.3 to identify sites that could be potential locations for micro-housing for persons experiencing homelessness; and DT2.2 to provide a location and programs for homeless to have access to social service personnel with experience addressing homeless issues.

At their regular meeting on May 6, 2024, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 8 to 0.

DEPARTMENTAL CLEARANCES:

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

ATTACHED SUPPORTING DOCUMENTS:

- Maps
- Site Photos
- Minutes
- Ordinance
- Response
- Considerations
- Presentation