



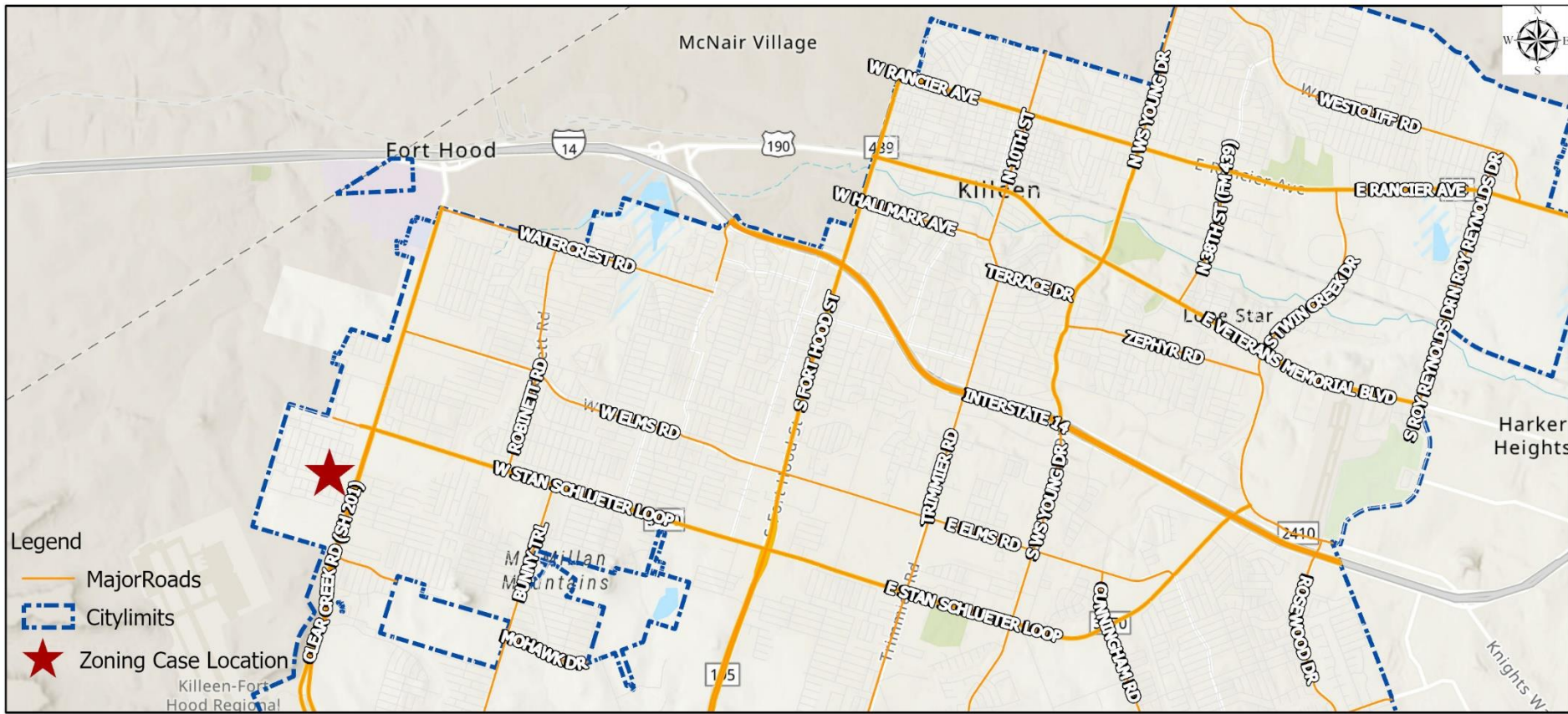
CASE #Z22-11: “A” TO “R-1”

PH-22-022

April 5, 2022

## Case #Z22-11 – “A” to “R-1”

- ❑ **HOLD** a public hearing and consider an ordinance requested by Mitchell & Associates, Inc. on behalf of Texas Land and Living, LLC (**Case #Z22-11**) to rezone approximately 9.147 acres out of the James Cook Survey, Abstract No. 161 from “A” (Agricultural District) to “R-1” (Single-Family Residential District).
- ❑ The property is generally located east of the intersection of Pinar Trail and Grand Terrace Drive, Killeen, Texas.



Attachment #4

Location Map

Council District: 4

Subject Property Legal Description: A0161BC J COOK, 1-2, 6.285AC TR & ACRES 3.602

## Zoning Case 2022-11

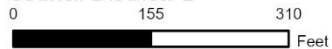
A TO R-1





Attachment #3

Council District: 1



Subject Property Legal Description: A0161BC J COOK, 1-2, 6.285AC TR & ACRES 3.602

# Zoning Case 2022-11

A to R-1

Legend

 Citylimits

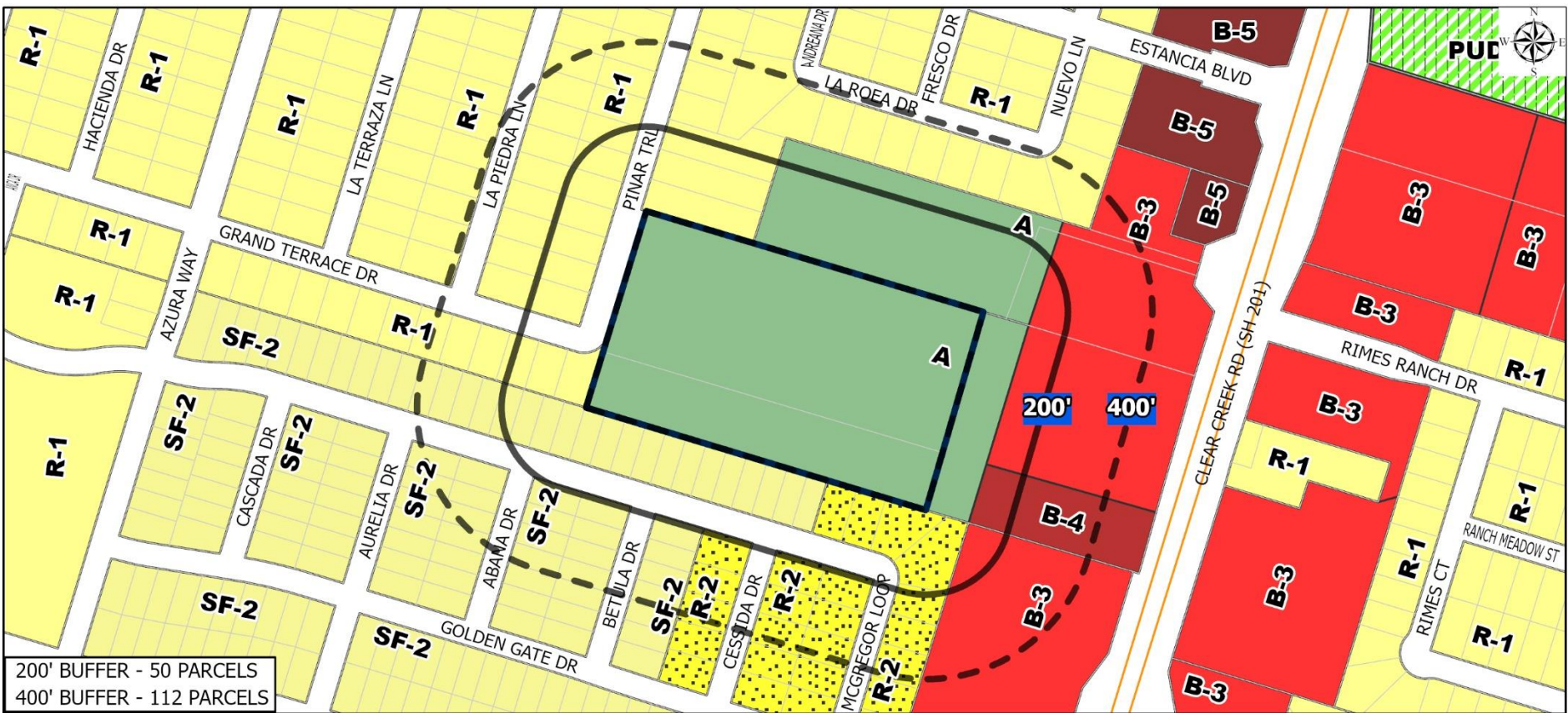
 Zoning Case Location

# Case #Z22-11 – “A” to “R-1”

5

- If approved, the applicant intends to develop single-family housing on the property.
- This request is inconsistent with the Future Land Use Map (FLUM) of the Comprehensive Plan. However, the applicant has submitted a concurrent FLUM amendment request from ‘Rural’ (R) to ‘General Residential’ (GR).

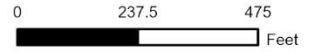




Attachment #5  
 Zoning Map  
 Council District: 5  
 Subject Property Legal Description: A0161BC J COOK, 1-2, 6.285AC TR & ACRES 3.602

## Zoning Case 2022-11

### A to R-1



# Case #Z22-11 – “A” to “R-1”

7

- The property is not within any FEMA regulatory Special Flood Hazard Area (SFHA). There are no known wetland areas on or adjacent to the property as identified on the National Wetlands Inventory.

# Case #Z22-11 – “A” to “R-1”

8

View of the subject property looking east (from Pinar Trail):





# Case #Z22-11 – “A” to “R-1”

9

View of the subject property looking north (from McGregor Loop):



# Case #Z22-11 – “A” to “R-1”

10

Surrounding property to the east (Texas Humane Heroes):



# Case #Z22-11 – “A” to “R-1”

11

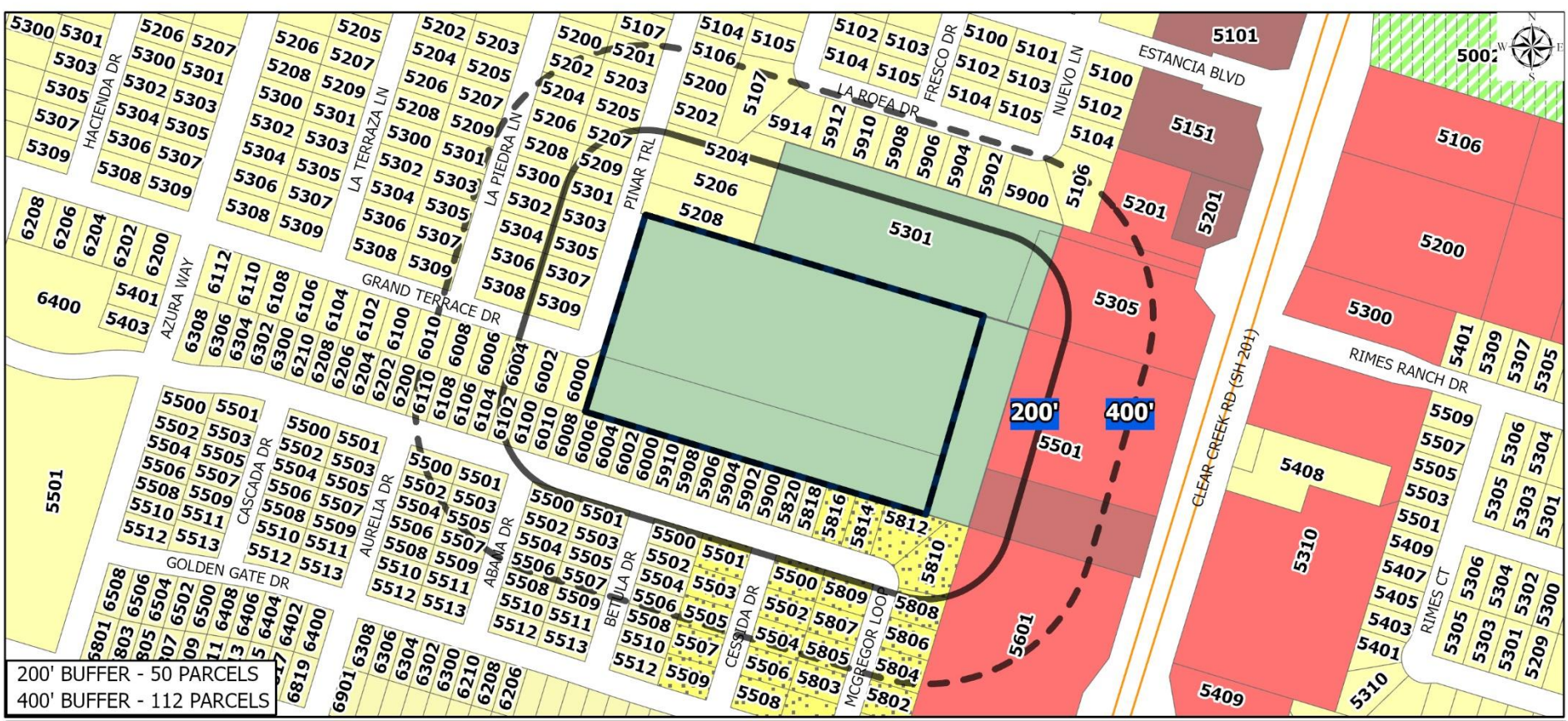
Surrounding property to the west (Estancia West Subdivision):



# Public Notification

- Staff notified one-hundred and eleven (111) surrounding property owners regarding this request.
- Of those 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 fourteen (14) property owners reside outside of Killeen.





200' BUFFER - 50 PARCELS  
 400' BUFFER - 112 PARCELS

Attachment #1  
 Council District: 4



Subject Property Legal Description: A0161BC J COOK, 1-2, 6.285AC TR & ACRES 3.602

## Zoning Case 2022-11

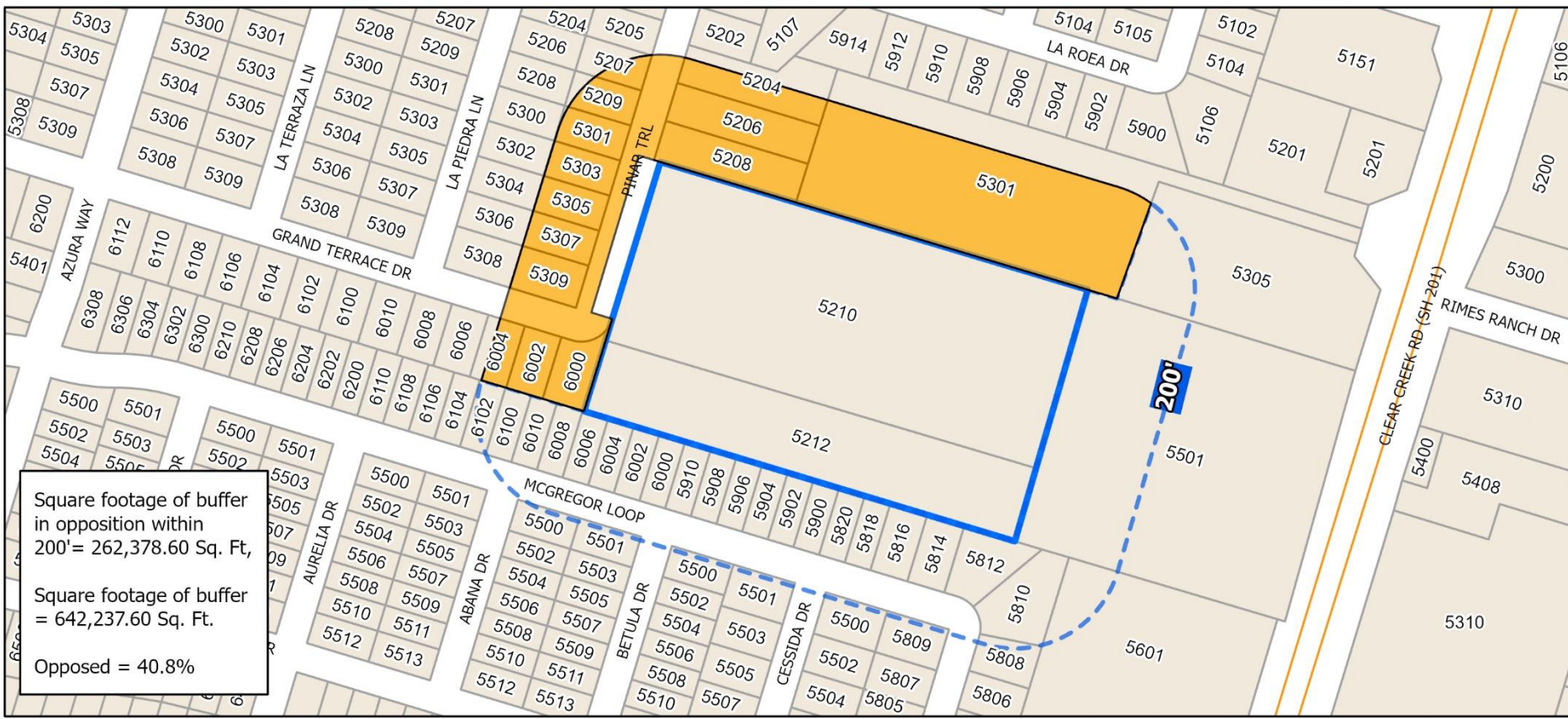
### A to R-1

<b>Legend</b>	Current Zoning	<span style="display: inline-block; width: 15px; height: 15px; background-color: #8B4513; border: 1px solid black;"></span> B-4	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFFE0; border: 1px solid black;"></span> R-1
	<span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> A	<span style="display: inline-block; width: 15px; height: 15px; background-color: #A52A2A; border: 1px solid black;"></span> B-5	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFFE0; border: 1px dashed black;"></span> R-2
	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FF6347; border: 1px solid black;"></span> B-3	<span style="display: inline-block; width: 15px; height: 15px; background-color: #90EE90; border: 1px solid black;"></span> PUD	<span style="display: inline-block; width: 15px; height: 15px; background-color: #FFFFE0; border: 1px solid black;"></span> SF-2

# Public Notification

- To date, staff has received three (3) written responses, including a petition with 18 signatures, in opposition to this request.
- The property owners in opposition to the request comprise approximately 40.8% of the 200 ft. notification boundary.
- Therefore, in accordance with Section 21.006(d) of the Texas Local Government Code, approval of this request will require the affirmative vote of three-fourths of the City Council.



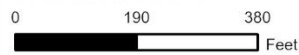


Square footage of buffer  
in opposition within  
200' = 262,378.60 Sq. Ft.

Square footage of buffer  
= 642,237.60 Sq. Ft.

Opposed = 40.8%

Attachment #1  
Council District: 4



Subject Property Legal Description: A0161BC J COOK, 1-2, 6.285AC TR & ACRES 3.602

## Zoning Case 2022-11

### Opposition Map

**Legend**

- Opposed
- Remaining Area



# Alternatives

- ❑ The City Council has three (3) alternatives. The Council may:
  - ❑ 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 Findings

- Staff finds that the applicant's request is consistent with the predominantly residential character of the area. The proposed development is considered infill development, which is consistent with the guiding principles of the Comprehensive Plan. Finally, staff finds that approval of this request will not negatively affect the adjacent property owners.

# Staff Recommendation

- Therefore, staff recommends approval of the applicant's request to rezone the property from "A" (Agricultural District) to "R-1" (Single-Family Residential District) as presented.

# Commission Recommendation

- ❑ At their regular meeting on March 7, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 8 to 0.