CASE #Z22-53: "A" TO "A-R1"

January 17, 2023

Case #Z22-53 - "A" to "A-R1"

HOLD a public hearing and consider an ordinance requested by Mitchell & Associates, Inc. on behalf of Vanessa VanWinkle (Case #Z22-53) to rezone approximately 1.965 acres out of the Robert Cunningham Survey, Abstract No. 199, from "A" (Agricultural District) to "A-R1" (Agricultural Single-Family Residential District).

The property is locally addressed as 3495 Love Road, Killeen, Texas.



Zoning Case Location

Subject Property Legal Description: 1.965 ACRES BEING PART OF A0199BC R CUNNINGHAM, LT 62 LLEWELYN EST #3, ACRES 5.0



Council District: 3
0 150 300

Zoning Case 2022-53 A TO A-R1

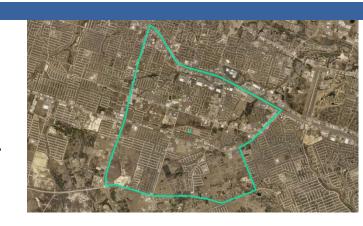
Citylimits
Zoning Case

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If approved, the applicant intends to subdivide the original 5-acre property into two lots. The rezoning is necessary due to the size of lot requirement of the current zoning district (i.e., no less than three (3) acres in an "A" Agricultural District).

- 'Controlled Growth' Growth Sector
- □ Killeen Development Zone #6
- Approximately 8% non-residential and 92% residential uses of current land use mix.
- Approximately 10% agricultural, 33% non-residential zoning districts and 57% residential zoning districts
- □ 'Residential Mix' promotes a use mix of up to 25% non-residential and 95% residential uses.





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The property is not within any 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.

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View of the subject property looking north:



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View from the property looking east:



Public Notification

- Staff notified four (4) surrounding property owners regarding this request.
- Of those surrounding properties notified, all are located inside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and one (1) resides outside of Killeen.
- To date, staff has received one written response in support of this request.



Subject Property Legal Description: 1.965 ACRES BEING PART OF A0199BC R CUNNINGHAM, LT 62 LLEWELYN EST #3, ACRES 5.0

Alternatives

- The City Council has two (2) alternatives. The Council may:
 - Disapprove the applicant's request; or
 - Approve the applicant's request as presented.

Staff Recommendation

Staff finds that the request is compatible with the existing land uses and prevailing community character. Further, staff finds that approval of this request would not negatively affect the surrounding community.

 Staff recommends approval of the applicant's zoning change request for "A-R1" (Agricultural Single-Family Residential District).

Commission Recommendation

□ At their regular meeting on December 5, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 7 to 0.