



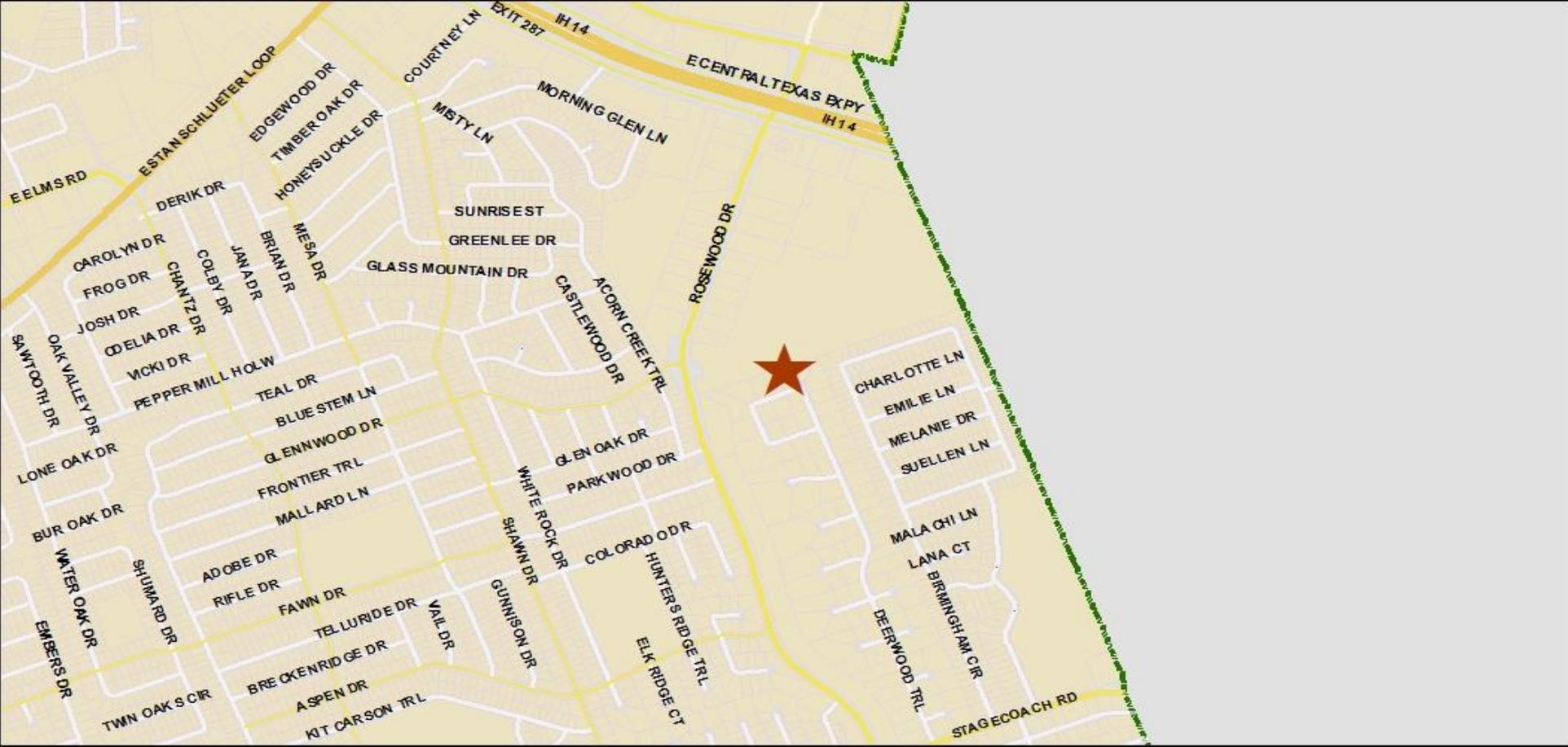
ZONING CASE #Z19-18: “R-1” TO “R-1 W/CUP”

PH-19-033

September 5, 2019

Case #Z19-18: “R-1” to “R-1 w/CUP”

- Todd and Judenia Wilson (**Case #Z19-18**) have requested to rezone Lot 34, Block 1, Deerwood Estates, from “R-1” (Single-Family Residential District) to “R-1” (Single-Family Residential District) with a Conditional Use Permit (C.U.P.) for a detached guest house.
- The property is addressed as 4901 Deerwood Loop, Killeen, Texas.



Zoning Location Map
Case: Z2019-18

Council District: 2
 FROM: R-1 TO R-1 WITH CUP
 1 inch = 1,250 feet

Subject Property Legal Description: DEERWOOD ESTATES, BLOCK 001, LOT 0034, ACRES .61

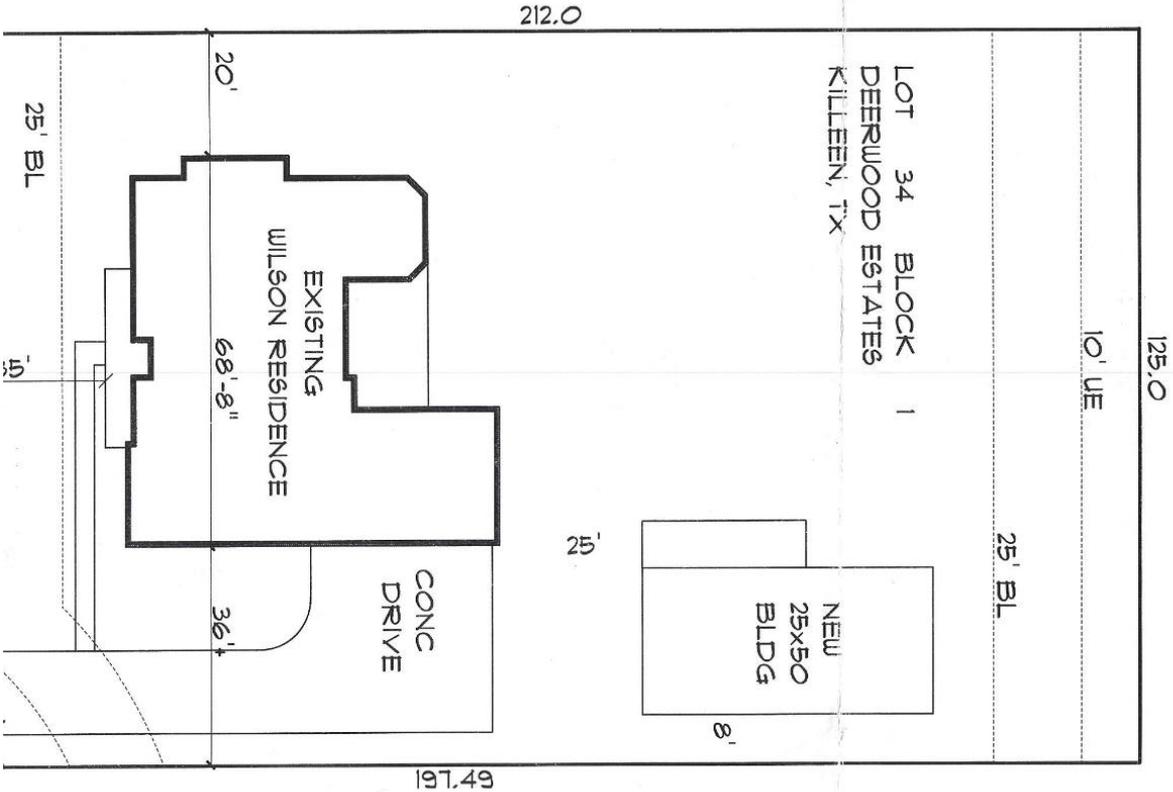
LOCATION MAP



Zoning Case Location

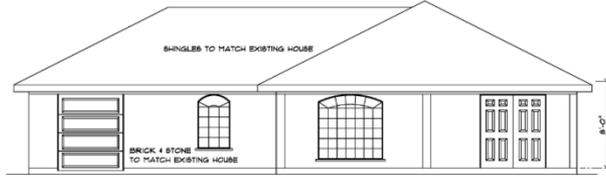


Case #Z19-18: "R-1" to "R-1 w/CUP"

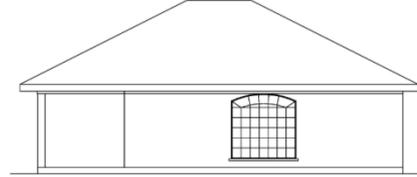


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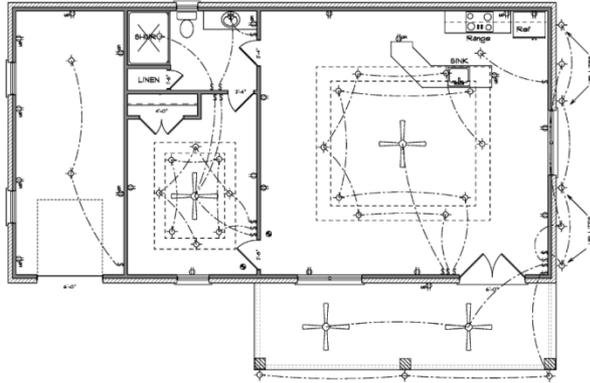
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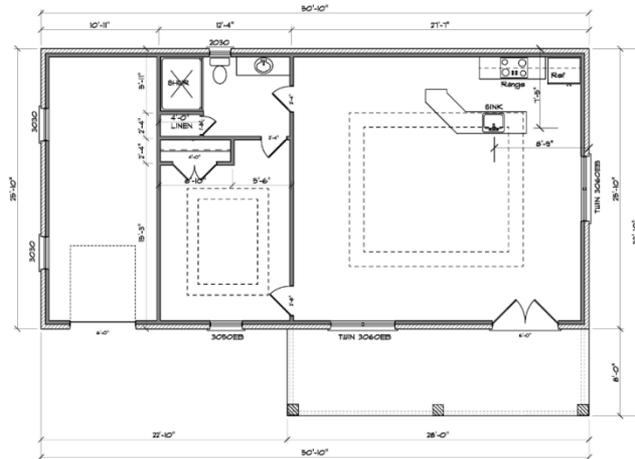
FRONT



RIGHT SIDE



ELECTRICAL LAYOUT
SCALE: 1/4" = 1'-0"



FLOOR PLAN
SCALE: 1/4" = 1'-0"

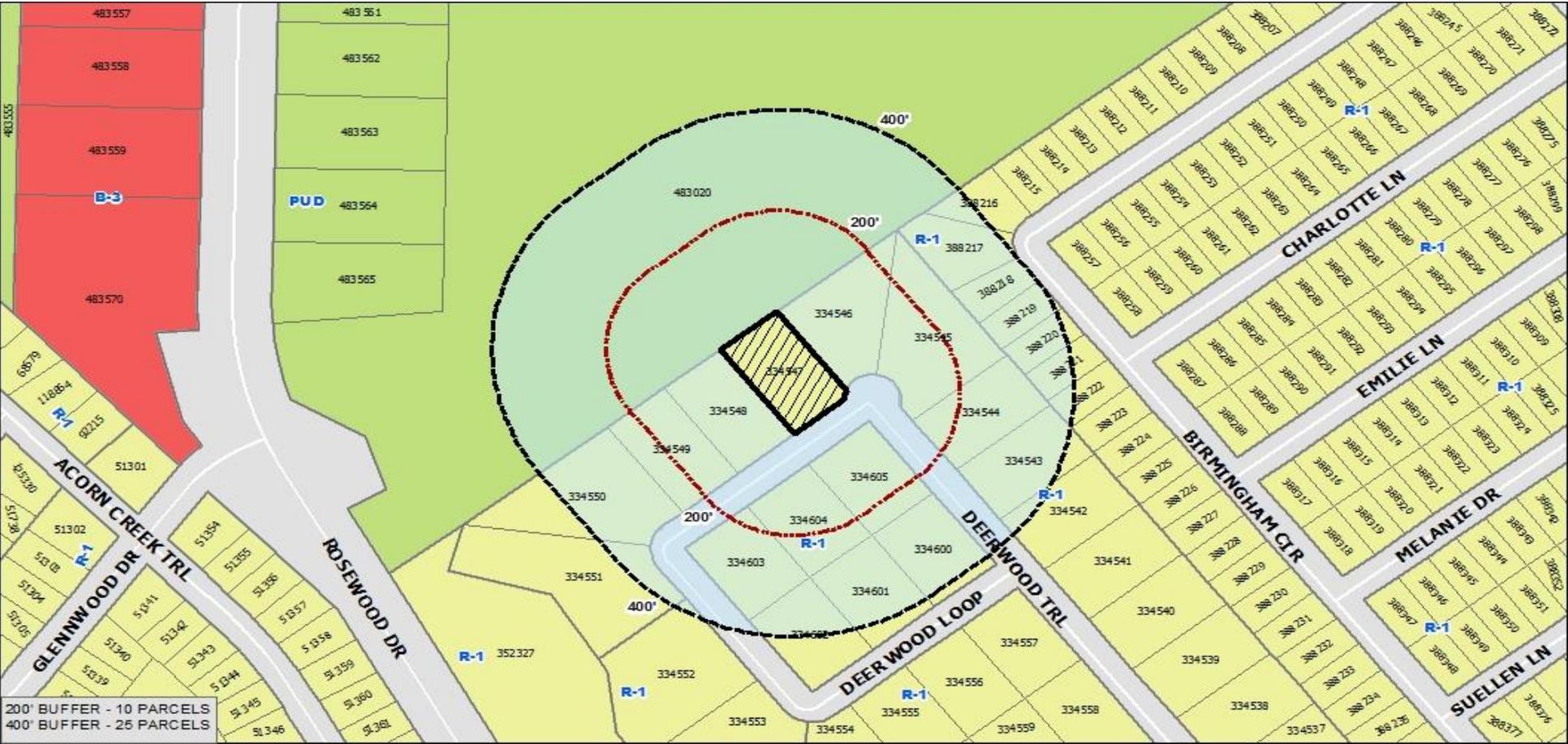
TODD WILSON
4901 DEERWOOD LOOP

Case #Z19-18: “R-1” to “R-1 w/CUP”

- This area is designated as ‘Suburban Residential’ (‘SR’) on the Future Land Use Map (FLUM) of the Comprehensive Plan, which encourages the following development types:
 - Detached residential dwellings with larger baseline minimum lot sizes for larger front yards, building setbacks and side separation between structures;
 - Planned developments and cluster development with higher open space ratios; and
 - Public/ institutional and Parks/ public spaces.
- The applicant’s request is consistent with the FLUM.

Case #Z19-18: “ “R-1” to “R-1 w/CUP”

- Staff notified twenty-five (25) surrounding property owners within a four hundred feet (400') notification boundary.
- Staff has received two (2) responses in support of the request from surrounding property owners.



200' BUFFER - 10 PARCELS
 400' BUFFER - 25 PARCELS

Zoning Notification Plan
Case: Z2019-18

Council District: 2
 FROM: R-1 TO R-1 WITH CUP
 1 inch = 250 feet

Subject Property Legal Description: DEERWOOD ESTATES, BLOCK 001, LOT 0034, ACRES .61

ZONING CHANGE MAP

- Legend**
-  ZONING CASE LOCATION
 -  NOTIFICATION AREA
 -  19_18_200



Alternatives

- The City Council has three (3) alternatives. The City Council may:
 - 1) disapprove the applicant's CUP request;
 - 2) approve the CUP request with additional conditions; or
 - 3) approve the applicant's CUP request.

Recommendations

- Staff recommends that the City Council approve the applicant's request.
- The Planning and Zoning Commission recommended approval of the applicant's CUP request (by a vote of 4 to 0) with the following conditions:
 - All required zoning setbacks will be met;
 - the proposed structure will only be utilized for recreation, a pool house, and for lawn care equipment storage;
 - the structure shall be placed on the lot and built as illustrated on Exhibit 'A', which has been attached hereto for Council's consideration; and
 - the rental or lease of the proposed guest house shall be prohibited.