



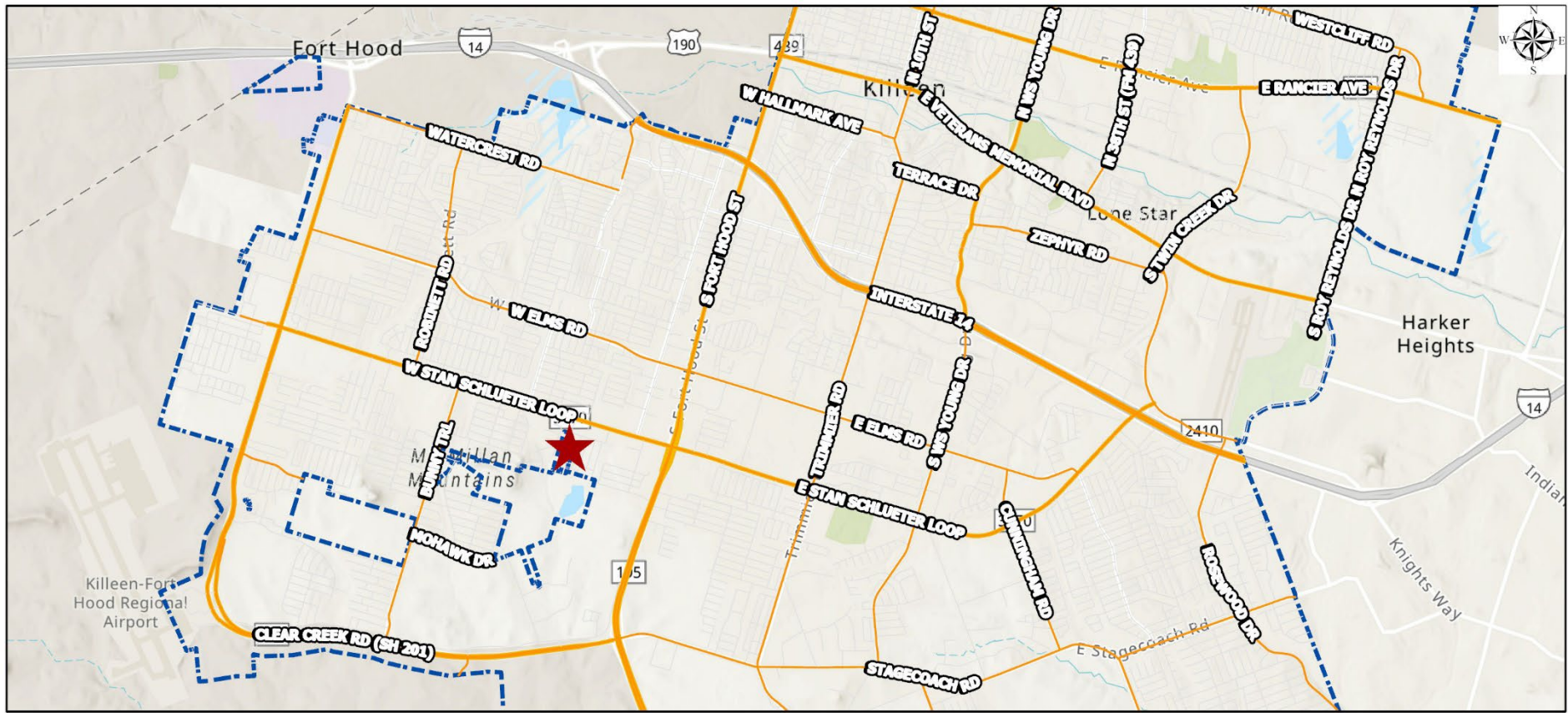
CASE #Z22-31: “R-1” TO “R-2”

RS-22-057

July 19, 2022

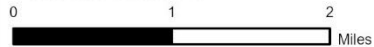
Case #Z22-31: “R-1” to “R-2”

- ❑ **HOLD** a public hearing and consider an ordinance requested by Quintero Engineering, LLC on behalf of A & T Construction, LLC (**Case #Z22-31**) to rezone approximately 7.40 acres out of the W. L. Harris Survey, Abstract No. 1155 from “R-1” (Single-Family Residential District) to “R-2” (Two-Family Residential District).
- ❑ The property is located south of W. Stan Schlueter Loop and east of the Eagle Valley Subdivision, Killeen, Texas.



LOCATION MAP

Council District: 4



Subject Property Legal Description: A1155BC W L HARRIS, (PT 6.601AC TR), ACRES 6.076 AND PART OF A1155BC W L HARRIS, ACRES 4.491 AND PART OF A1155BC W L HARRIS, (PT 2AC TR), ACRES 1.313

Zoning Case 2022-31

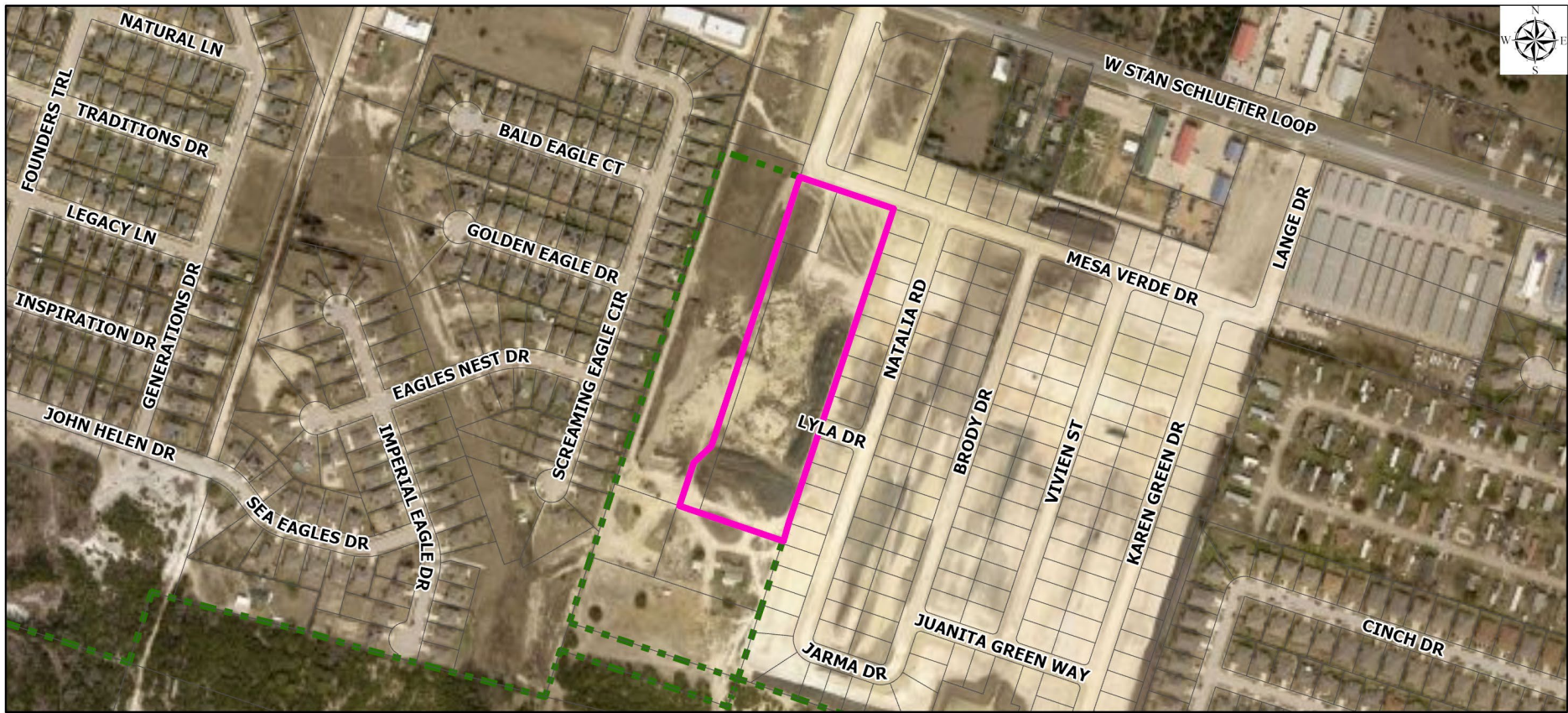
R-1 TO R-2

Legend

— Major Roads

- - - City Limits

★ Zoning Case Location



AERIAL MAP
Council District: 4
0 200 400
Feet

Zoning Case 2022-31

R-1 TO R-2

- Legend
- Citylimits
 - Zoning Case

Subject Property Legal Description: A1155BC W L HARRIS, (PT 6.601AC TR), ACRES 6.076 AND PART OF A1155BC W L HARRIS, ACRES 4.491 AND PART OF A1155BC W L HARRIS, (PT 2AC TR), ACRES 1.313

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- If approved, the applicant intends to develop two-family residential homes on the property.
- The property is designated as ‘General Residential’ (GR) on the Future Land Use Map (FLUM) of the Comprehensive Plan.

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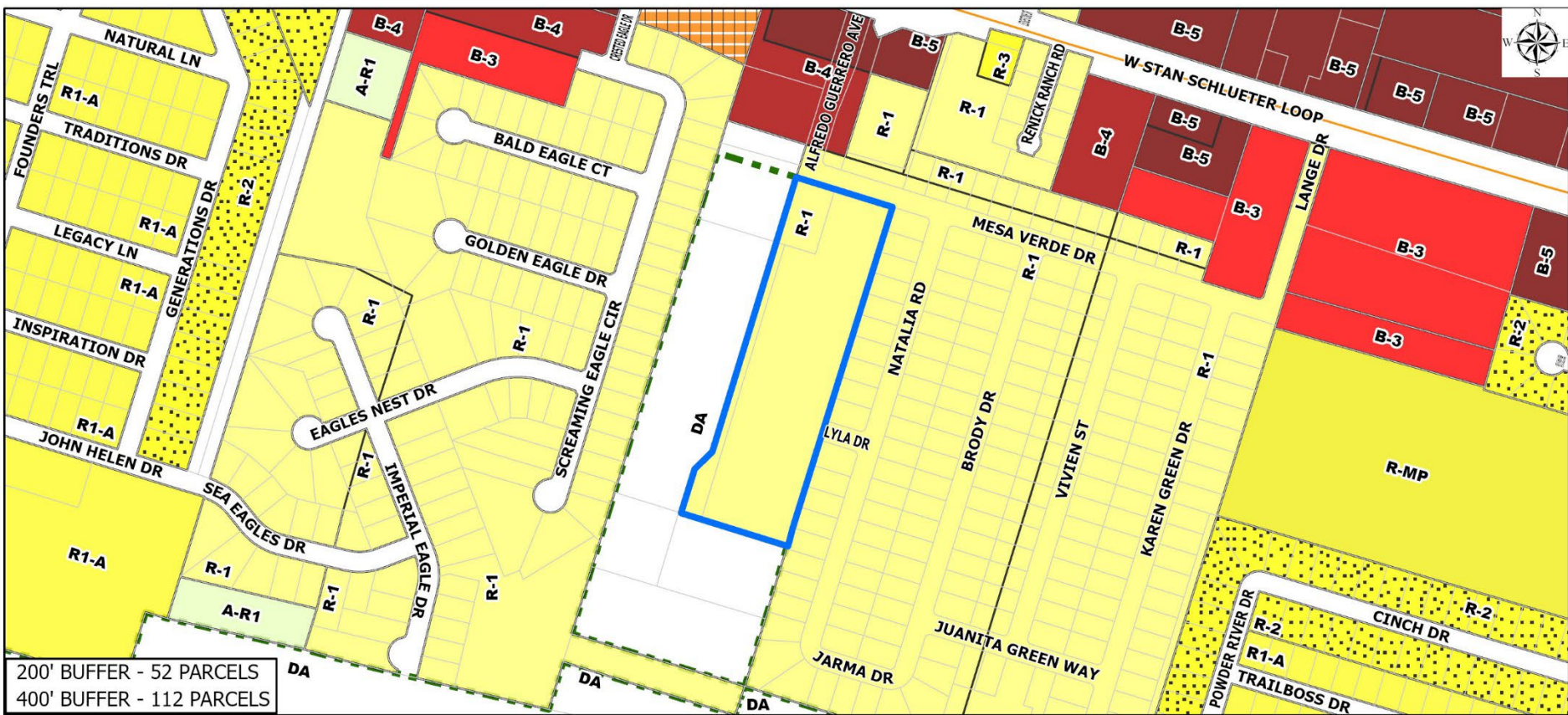
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- The ‘General Residential’ (GR) designation encourages the following development types:
 - ▣ Detached residential dwellings as a primary focus;
 - ▣ Attached housing types subject to compatibility and open space standards (e.g., duplexes, townhomes, patio homes);
 - ▣ Planned developments, potentially with a mix of housing types and varying densities, subject to compatibility and open space standards;
 - ▣ Public/institutional; or
 - ▣ Parks and public spaces.

Case #Z22-31: “R-1” to “R-2”

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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 properties as identified on the National Wetlands Inventory.



200' BUFFER - 52 PARCELS
 400' BUFFER - 112 PARCELS

ZONING MAP
 Council District: 4
 0 200 400
 Feet

Zoning Case 2022-31

R-1 TO R-2

Subject Property Legal Description: A1155BC W L HARRIS, (PT 6.601AC TR), ACRES 6.076 AND PART OF A1155BC W L HARRIS, ACRES 4.491 AND PART OF A1155BC W L HARRIS, (PT 2AC TR), ACRES 1.313

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View of the subject property looking south:



Case #Z22-31: “R-1” to “R-2”

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View of the surrounding property looking west:



Case #Z22-31: “R-1” to “R-2”

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View of the surrounding property to the east:



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View of the surrounding property to the north (across Mesa Verde Dr):

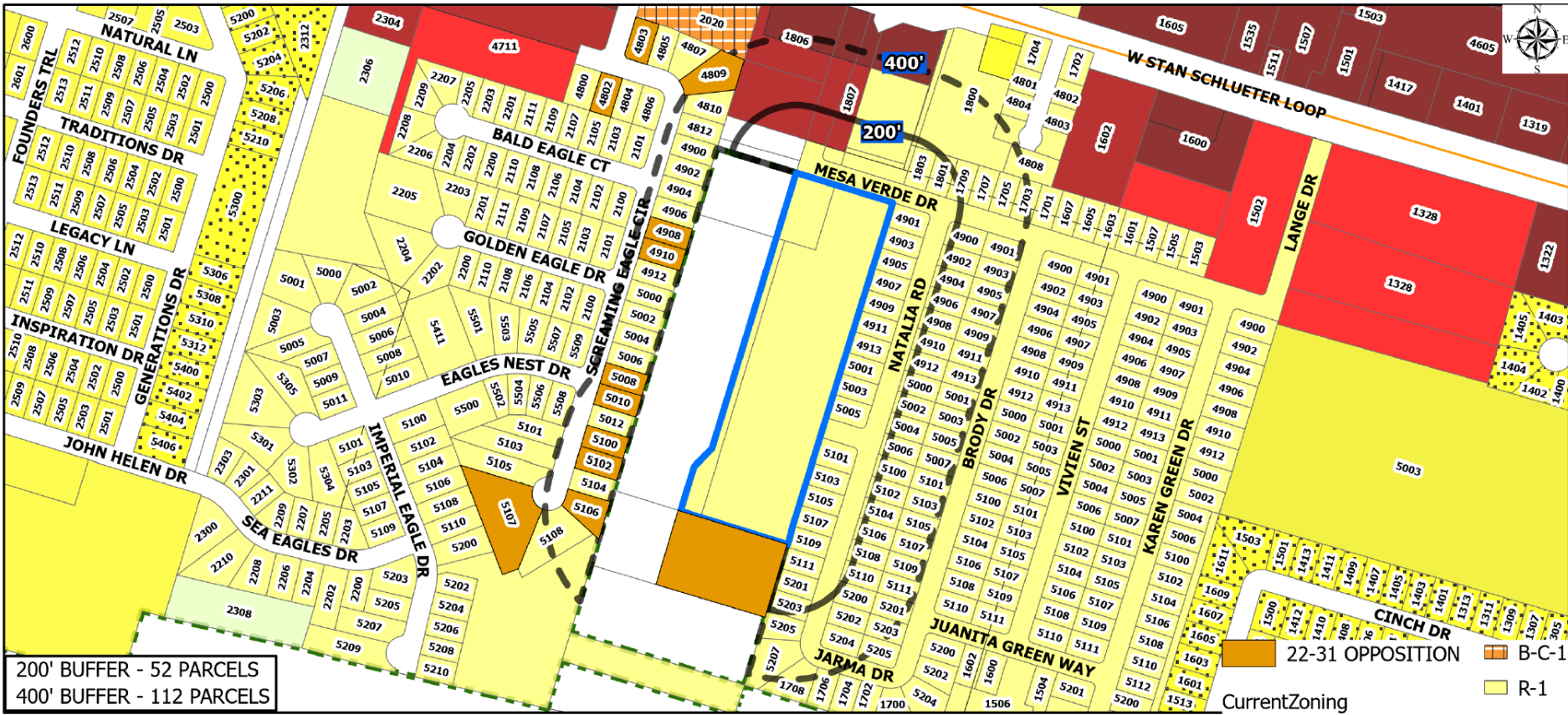


Public Notification

- Staff notified one hundred and six (106) surrounding property owners regarding this request.
- Of those notified, sixty (60) reside outside of the 200-foot notification boundary required by the State, and within the 400-foot notification boundary required by Council; and twelve (12) property owners reside outside of Killeen.

Public Notification

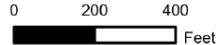
- To date, staff has received twelve (12) written responses in opposition to this request, including:
 - ▣ Zero (0) within the 200-foot notification boundary;
 - ▣ Eight (8) outside the 200-foot, but within the 400-foot notification boundary; and
 - ▣ Three (3) outside both the 200-foot and 400-foot notification boundaries, but within City limits; and
 - ▣ One (1) outside both the 200-foot and 400-foot notification boundaries, and outside City limits.



200' BUFFER - 52 PARCELS
 400' BUFFER - 112 PARCELS

NOTIFICATION MAP

Council District: 4



Subject Property Legal Description: A1155BC W L HARRIS, (PT 6.601AC TR), ACRES 6.076 AND PART OF A1155BC W L HARRIS, ACRES 4.491 AND PART OF A1155BC W L HARRIS, (PT 2AC TR), ACRES 1.313

Zoning Case 2022-31
 R-1 TO R-2

- 22-31 OPPOSITION
- B-C-1
- R-1
- R-2
- R-3
- R-MP
- R1-A
- A-R1
- B-3
- B-4
- B-5

Legend

Alternatives

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

Staff Recommendation

- Staff finds that the applicant's request is not consistent with the single-family land uses to the east and west of the subject property.
- Therefore, staff recommends disapproval of the applicant's request to rezone the property from "R-1" (Single-Family Residential District) to "R-2" (Two-Family Residential District).

Commission Recommendation

- At their Special Called meeting on June 22, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 3 to 2 with Commissioners Ploeckelmann and Minor in opposition.
- Commissioners Minor and Ploeckelmann stated they were in favor of the area remaining zoned "R-1" (Single-Family Residential District).