



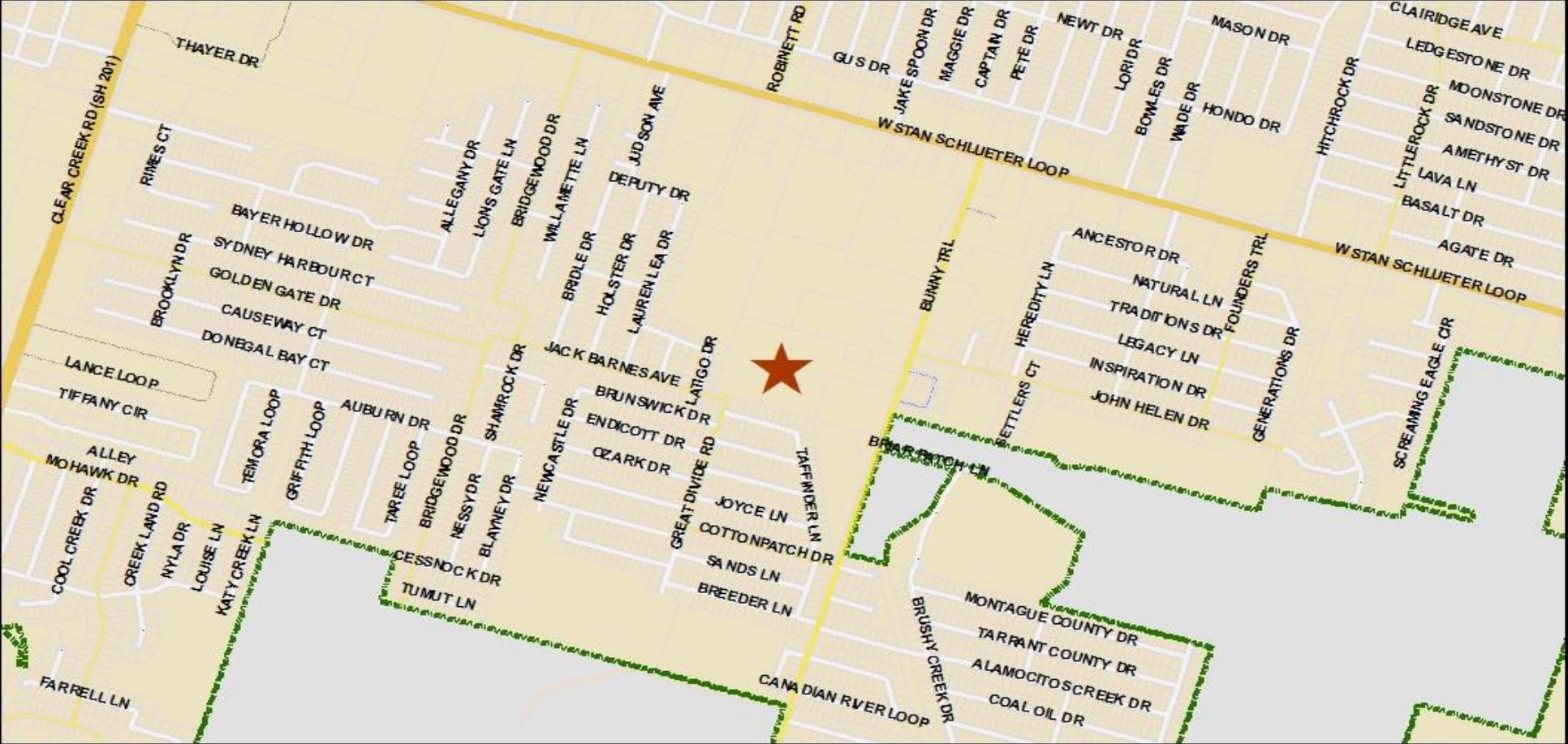
ZONING CASE #Z19-17: “A-R1” TO “R-2”

PH-19-031

September 5, 2019

Case #Z19-17: “A-R1” to “R-2”

- True Fountain, L.L.C. on behalf of Full Gospel Church (**Case #Z19-17**), has requested to rezone approximately 19.566 acres, out the J.E. Maddera Survey, Abstract No. 600, from “A-R1” (Agricultural Single-Family Residential District) to “R-2” (Two-Family Residential District).
- The property is addressed as 5603 Bunny Trail, Killeen, Texas.



Zoning Location Map
Case: Z2019-17

Council District: 4
 FROM: R-1 TO R-2
 1 inch = 1,250 feet

Subject Property Legal Description: A0600BC J E MADDERA, 3, ACRES 19.566

LOCATION MAP



Zoning Case Location

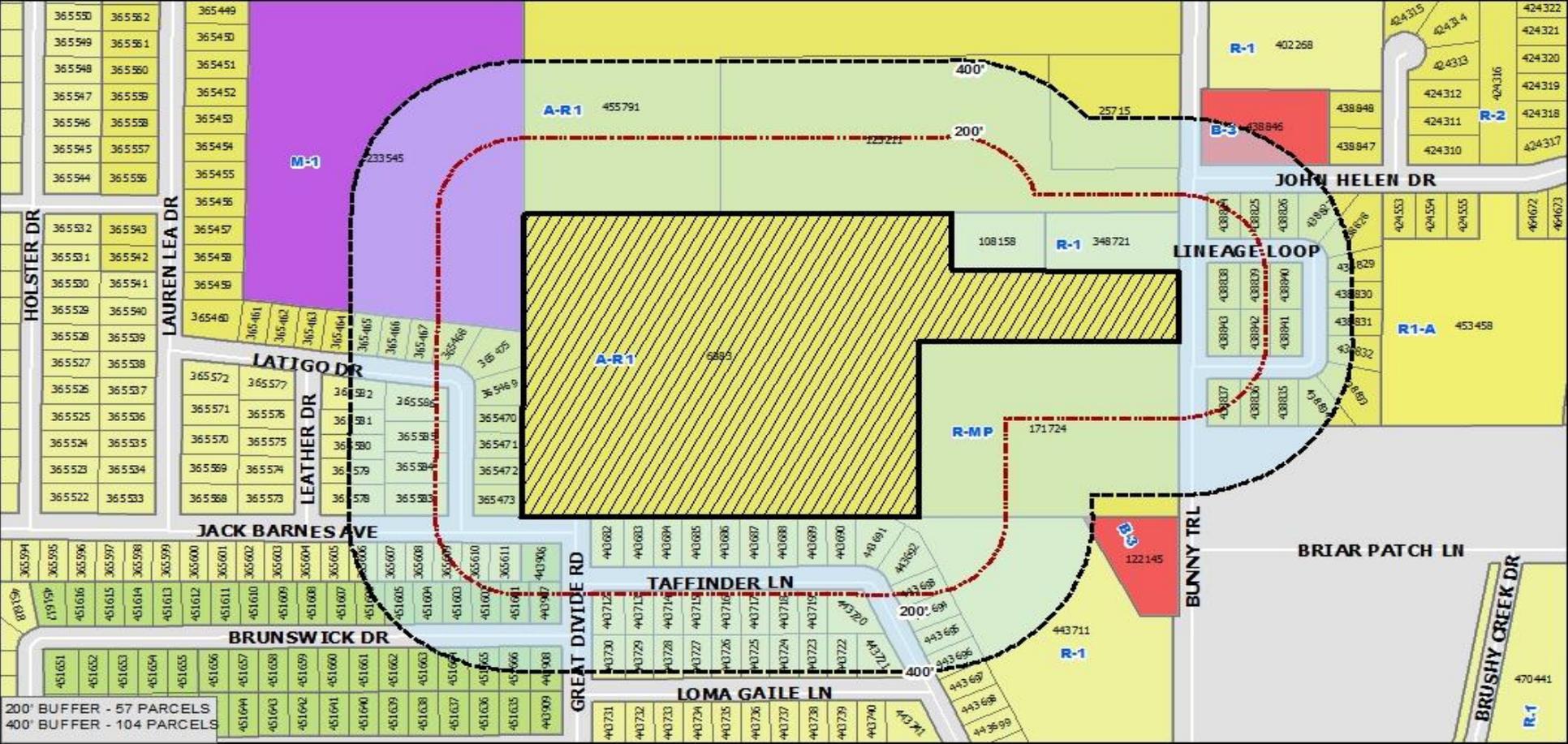


Case #Z19-17: “A-R1” to “R-2”

- On August 27th, the City Council approved a FLUM amendment of this property from ‘Suburban Residential’ (‘SR’) to General Residential (‘GR’). The ‘GR’ designation encourages the following development types:
 - Detached residential dwellings, attached housing types subject to compatibility and open space standards, planned developments, public and institutional uses and parks and public spaces.
- Based on the City Council’s previous action on the 27th, the applicant’s request is consistent with the FLUM.

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- Staff notified one hundred and three (103) surrounding property owners within a four hundred feet (400') notification boundary.
- Staff has received eight (8) responses in opposition of the request from surrounding property owners.
- Those responses have been included for Council's consideration.



Zoning Notification Plan
Case: Z2019-17

Council District: 4
 FROM: R-1 TO R-2
 1 inch = 330 feet

Subject Property Legal Description: A0600BC J E MADDERA, 3, ACRES 19.566

ZONING CHANGE MAP

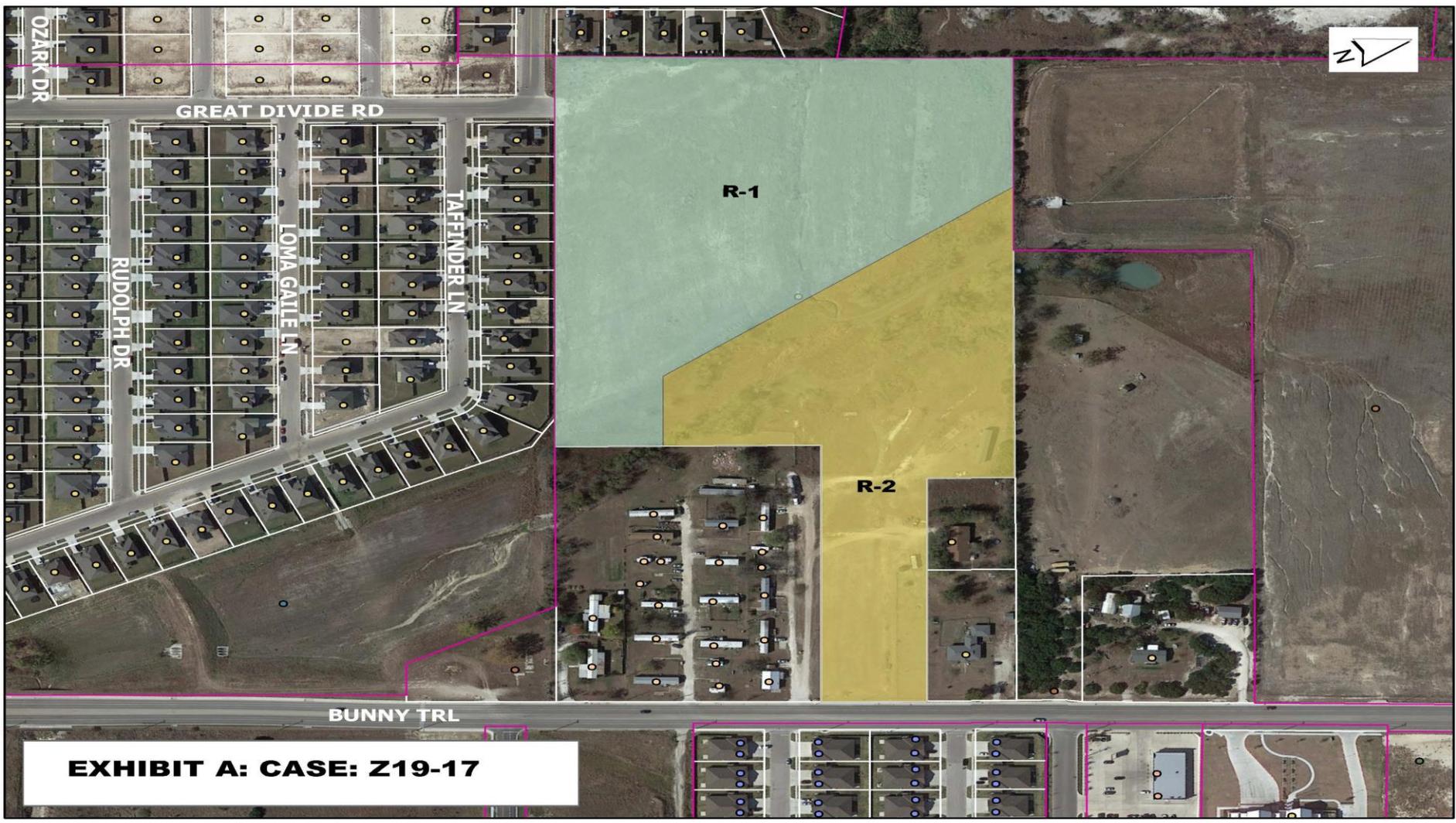
- Legend**
-  ZONING CASE LOCATION
 -  NOTIFICATION AREA
 -  19_17_200



Case #Z19-17: “A-R1” to “R-2”

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- During the initial public hearing on this matter at the August 5th Planning and Zoning Commission meeting, the applicant stated that they would consider revising their request to reduce the amount of land area being considered for “R-2” zoning.
- At the August 19th meeting, the following exhibit (Exhibit A) was presented to the Commission illustrating 8.3 acres of proposed “R-2” zoned property and 11.2 acres of proposed “R-1” (Single-Family Residential) zoned property.



R-1

R-2

OZARK DR

GREAT DIVIDE RD

RUDOLPH DR

LOMA GALLE LN

TAFFINDER LN

BUNNY TRL

EXHIBIT A: CASE: Z19-17

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- Based on the submitted exhibit, the Planning and Zoning Commission recommended approval of the dual “R-1” and “R-2” zoning concept submitted by the applicant.
- On September 3rd, the applicant informed the Planning staff that they would like City Council’s consideration of the entire property for “R-2” zoning.

Alternatives

- The City Council has three (3) alternatives. The City Council may:
 - 1) disapprove the applicant's zoning request;
 - 2) approve a more restrictive zoning district; or
 - 3) approve the applicant's zoning request.

Recommendations

- Staff does not support “R-2” zoning for the subject property and recommends disapproval of the request.
- The Planning and Zoning Commission recommended approval of the dual zoning concept (as illustrated on Exhibit ‘A’) by a vote of 3 to 2, with Commissioners Gukeisen and Ploecklemann being opposed to the motion.