



## ZONING CASE #Z19-10: “A” TO “R-1”

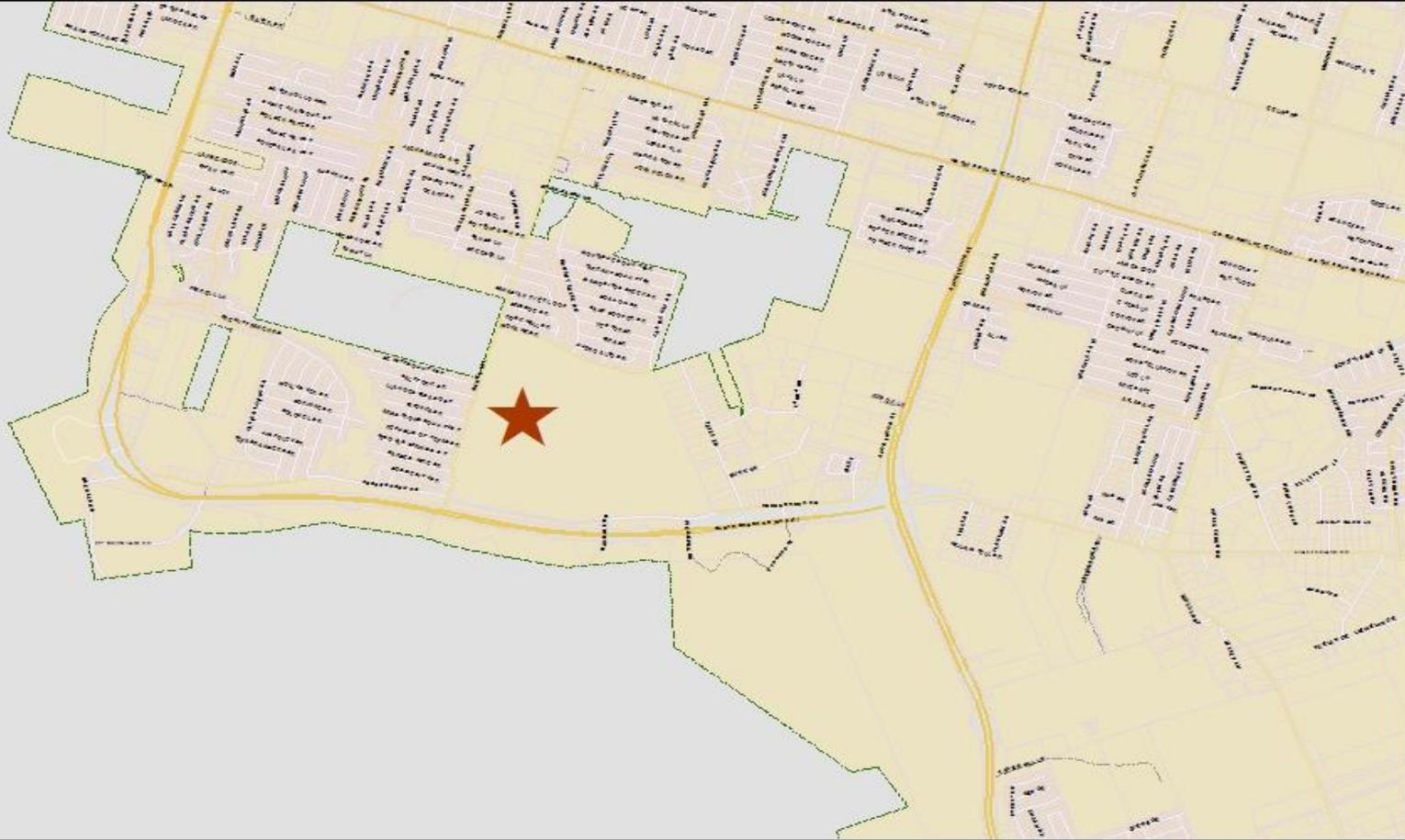
PH-19-022

July 2, 2019

# Case # Z19-10: “A” and “R-1” to “R-1”

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- Reeces Creek Developers, Ltd. (**Case #Z19-10**) has requested to rezone approximately 20.409 acres from “A” (Agricultural District) and “R-1” (Single-Family Residential District) to “R-1” (Single-Family Residential District).
- The property is located east of Bunny Trail and south of Goodnight Ranch Addition, Phase 14, Section 1 (unrecorded plat), Killeen, Texas.



**Zoning Location Map**  
**Case: Z2019-10**

Council District: 4  
FROM: A TO R-1  
1 inch = 3,333 feet

Subject Property Legal Description: A0043BC G ALLEN, 1, A0307BC WM FREER, 3, A0527BC E LASERE, 3, A1040BC W T MILLSAP, 1, ACRES 374.049

**LOCATION MAP**



**Zoning Case Location**



# Case # Z19-10: “A” and “R-1” to “R-1”

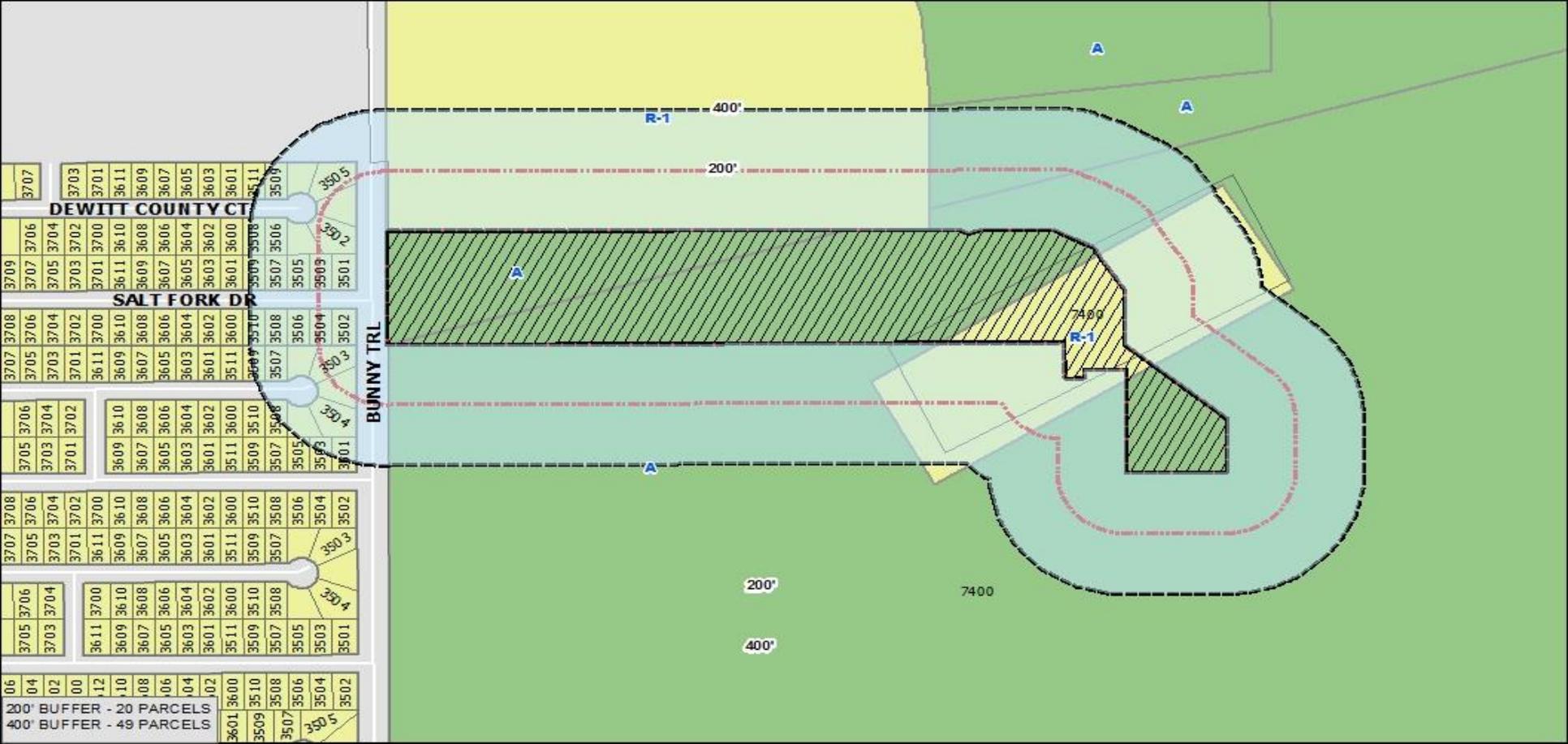
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- The property is designated as ‘General Residential’ (GR) on the City’s Future Land Use Map (FLUM).
- The ‘General Residential’ (GR) designation allows detached residential dwellings as a primary focus, attached housing types subject to compatibility 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 or institutional uses, and parks and public spaces

# Case # Z19-10: “A” and “R-1” to “R-1”

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- Staff notified forty-eight (48) surrounding property owners within a four hundred feet (400’) notification boundary.
- Staff received one response of opposition from a surrounding property owner and two individuals spoke in opposition during the Planning & Zoning Commission meeting.



**Zoning Notification Plan**

**Case: Z2019-10**

Council District: 4

FROM: A TO R-1

1 inch = 417 feet

Subject Property Legal Description: A0043BC G ALLEN, 1, A030 7BC WM FREER, 3, A05 27BC E LASERE, 3, A1040BC W T MILLSAP, 1, ACRES 374.049

**ZONING CHANGE MAP**

**Legend**

-  ZONING CASE LOCATION
-  Z19-10 200'
-  NOTIFICATION AREA



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- The City Council may: 1) approve the zoning request; 2) approve a more restrictive zoning district; or 3) disapprove the applicant's zoning request.
- Staff recommends that the City Council approve the applicant's zoning request.
- The Planning & Zoning Commission recommended approval of the applicant's request for “R-1” (Single-family Residential District) zoning by a vote of 4 to 1 with Commissioner Gukeisen in opposition.