



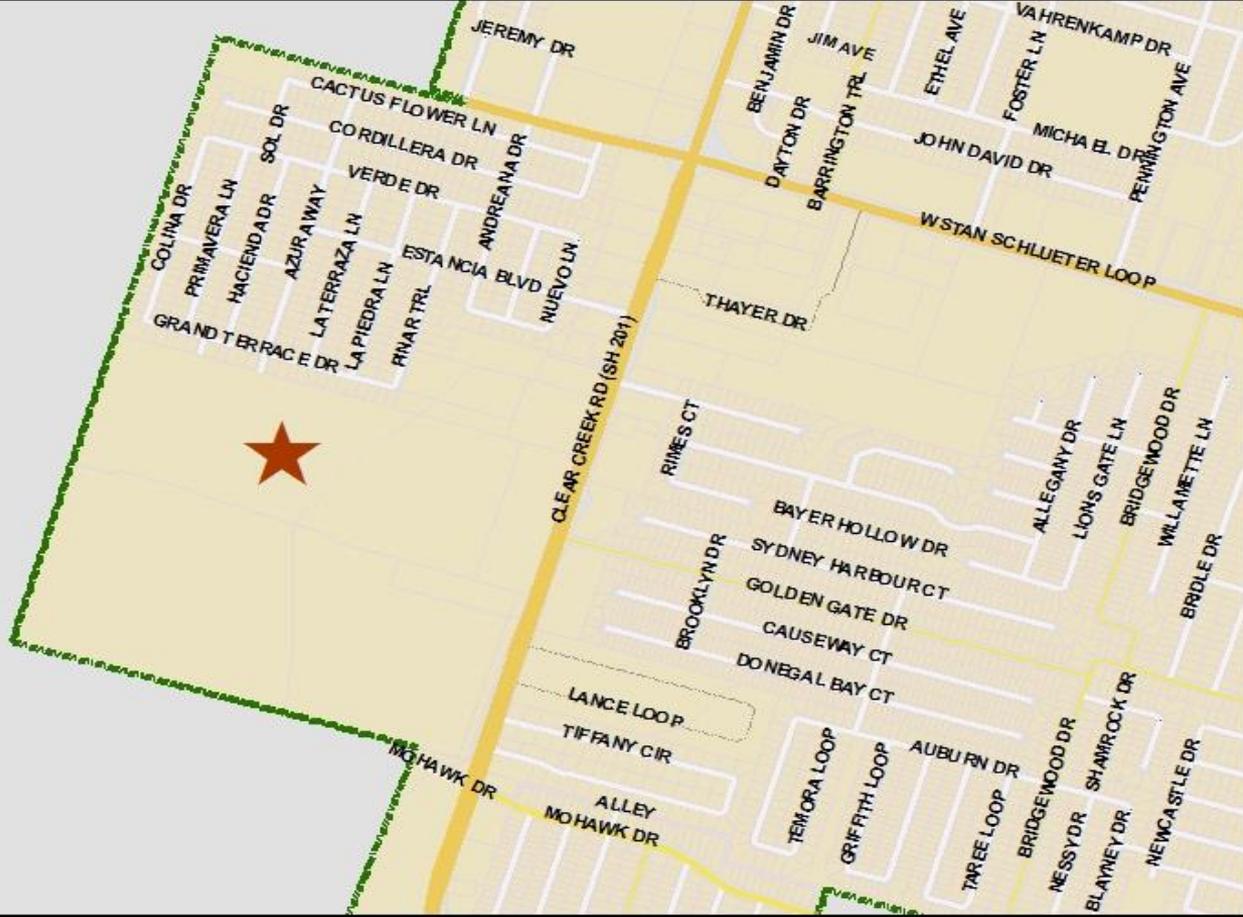
ZONING CASE #Z19-15: “B-3” AND “A”
TO “R-1”, “SF-2” AND “R-2”

PH-19-032

September 5, 2019

Case #Z19-15: “B-3” and “A” to “R-1”, “SF-2” and “R-2”

- Killeen Engineering & Surveying, Ltd., on behalf of JOF Developers, Inc., is requesting to rezone approximately 76.983 acres, out the James Cook Survey, Abstract No. 161, from “B-3” (Local Business District) and “A” (Agricultural District) to “R-1”(Single-Family Residential District), “SF-2” (Single-Family Residential District) and “R-2” (Two-Family Residential District).
- The property is addressed as 5601 Clear Creek Road, Killeen, Texas.



Zoning Location Map
Case: Z2019-15

Council District: 4
 FROM: B-3 AND A TO R-1, SF-2, AND R-2
 1 inch = 1,250 feet

Subject Property Legal Description: A0161BC J COOK, 2, (PT 86.998AC TRACT), ACRES 29.096, 47.328, AND 10.574

LOCATION MAP



Zoning Case Location



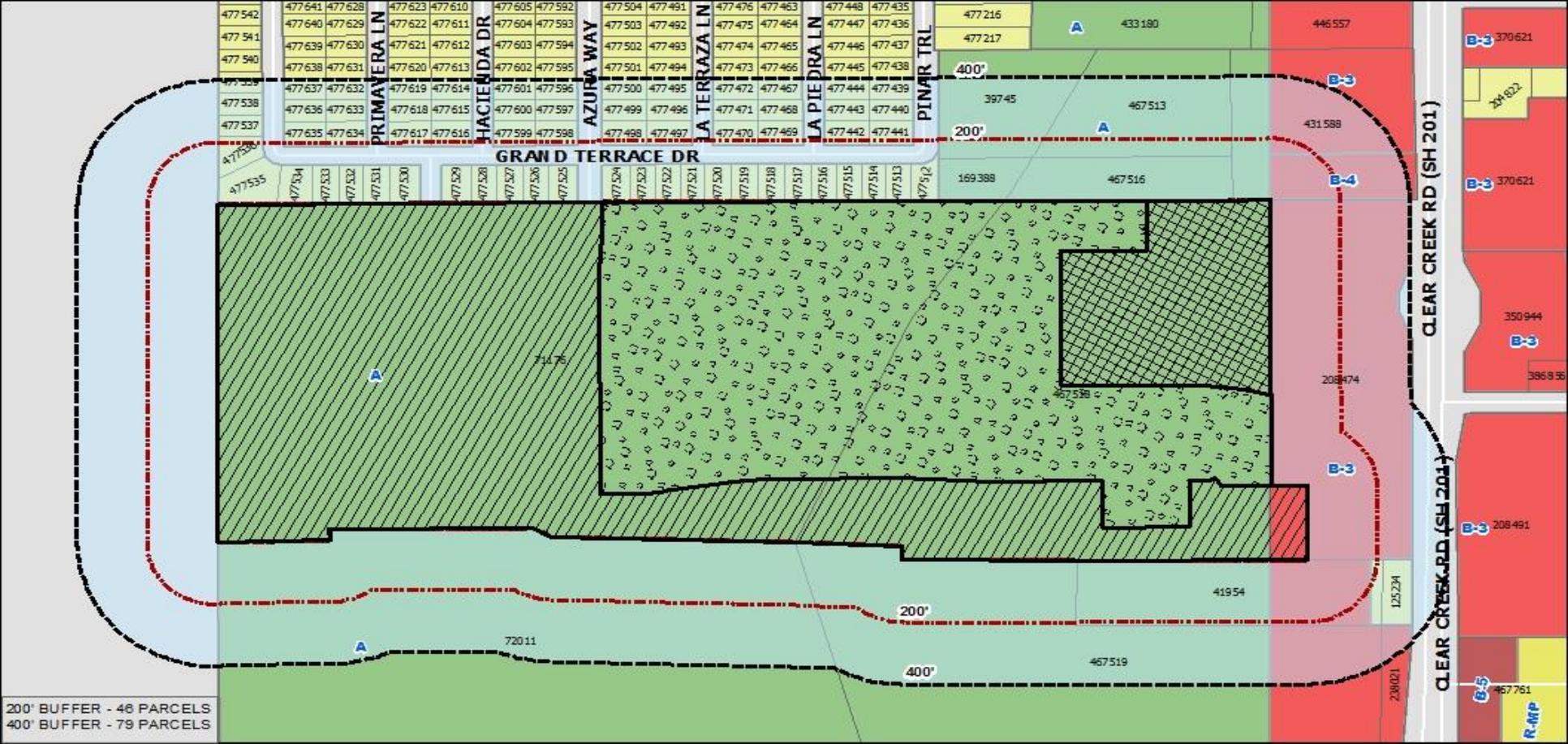
Case #Z19-15: “B-3” and “A” to “R-1”, “SF-2” and “R-2”

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- The property is designated as ‘General Residential’ (GR) on the City’s Future Land Use Map (FLUM).
- The ‘General Residential’ designation encourages a mix of single-family types, public and institutional uses, parks and public spaces.
- The applicant’s request is consistent with the FLUM.

Case #Z19-15: “B-3” and “A” to “R-1”, “SF-2” and “R-2”

- Staff notified nine (9) surrounding property owners within a four hundred feet (400') notification boundary.
- Staff has received no responses from surrounding property owners.



Zoning Notification Plan

Case: Z2019-15

Council District: 4 WHEN ANNEXATION IS COMPLETE
 FROM: B-3 AND A TO R-1, SF-2, AND R-2
 1 inch = 408 feet

Subject Property Legal Description: A0161BC J COOK, 2, (PT 86.998AC TRACT), ACRES 29.096, 47.328, AND 10.574

ZONING CHANGE MAP

Legend

- ZONING CASE LOG CATION
- SF-2
- R-2
- R-1
- NO NOTIFICATION AREA
- Z_15_200



Alternatives

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

Recommendations

- Staff recommends approval of the applicant's zoning request.
- The Planning and Zoning Commission recommended approval of the applicants zoning request (as submitted) by a vote of 3 to 2, with Commissioners Gukeisen and Ploeckelmann being opposed to the motion.