



ZONING CASE #Z19-13: “B-3” TO “R-2 & R-3F”

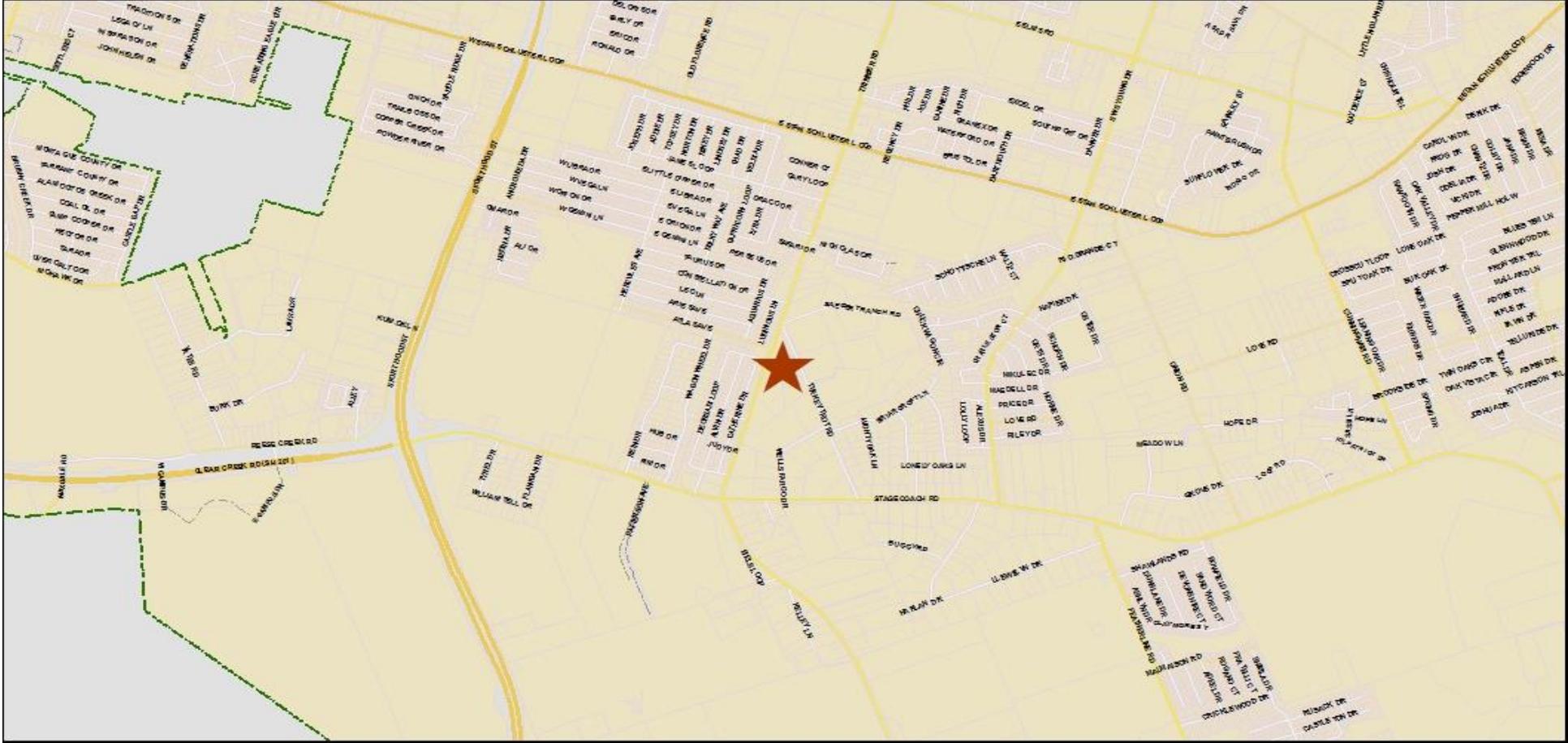
PH-19-021B

July 2, 2019

Case # Z19-13: “B-3” to “R-2” & “R-3F”

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- True Fountain, L.L.C. (**Case #Z19-13**) has requested to rezone approximately 4.631 acres, being Lot 18 and part of Lot 19, Block 1, Southwest Crossing, from “B-3” (Local Business District) to “R-2” (Two-family Residential District) and “R-3F” (Multifamily Residential District).
- The properties are addressed as 6306 Trimmier Road and 6309 Turkey Trot Road, Killeen, Texas.



Zoning Location Map
Case: Z2019-13
 Council District: 3
 FROM: B-3 TO R-2 AND R-3A
 1 inch = 2,500 feet
 Subject Property Legal Description: SOUTHWEST CROSSING, BLOCK 001, LOT 18 AND LOT 19

LOCATION MAP



Zoning Case Location



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- The property is designated as ‘Estate’ (E) on the City’s Future Land Use Map (FLUM).
- The ‘Estate’ designation encourages detached residential dwellings, public and institutional uses, and parks and public spaces.
- This designation acts as a transition between suburban and rural character areas with typically larger 1 acre minimum lots where required by public health regulations to allow for both individual water wells and on-site septic systems.

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- Staff notified eighteen (18) surrounding property owners within a four hundred feet (400’) notification boundary.
- Staff received no responses from surrounding property owners.



Zoning Notification Plan

Case: Z2019-13

Council District: 3
FROM: B-3 TO R-2 AND R-3A
1 inch = 229 feet

Subject Property Legal Description: SOUTHWEST CROSSING, BLOCK 001, LOT 18 AND LOT 19

ZONING CHANGE MAP

- Legend**
-  ZONING CASE LOCATION
 -  NOTIFICATION AREA
 -  Z19-13 200'



Alternatives

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

Recommendation

- Staff recommends that the City Council disapprove the applicant's zoning request.
- The Planning and Zoning Commission recommended disapproval of the applicant's request for "R-2" (Two-family Residential District) and "R-3F" (Multifamily Residential District) zoning by a vote of 4 to 1, with Commissioner Gukeisen in opposition.