



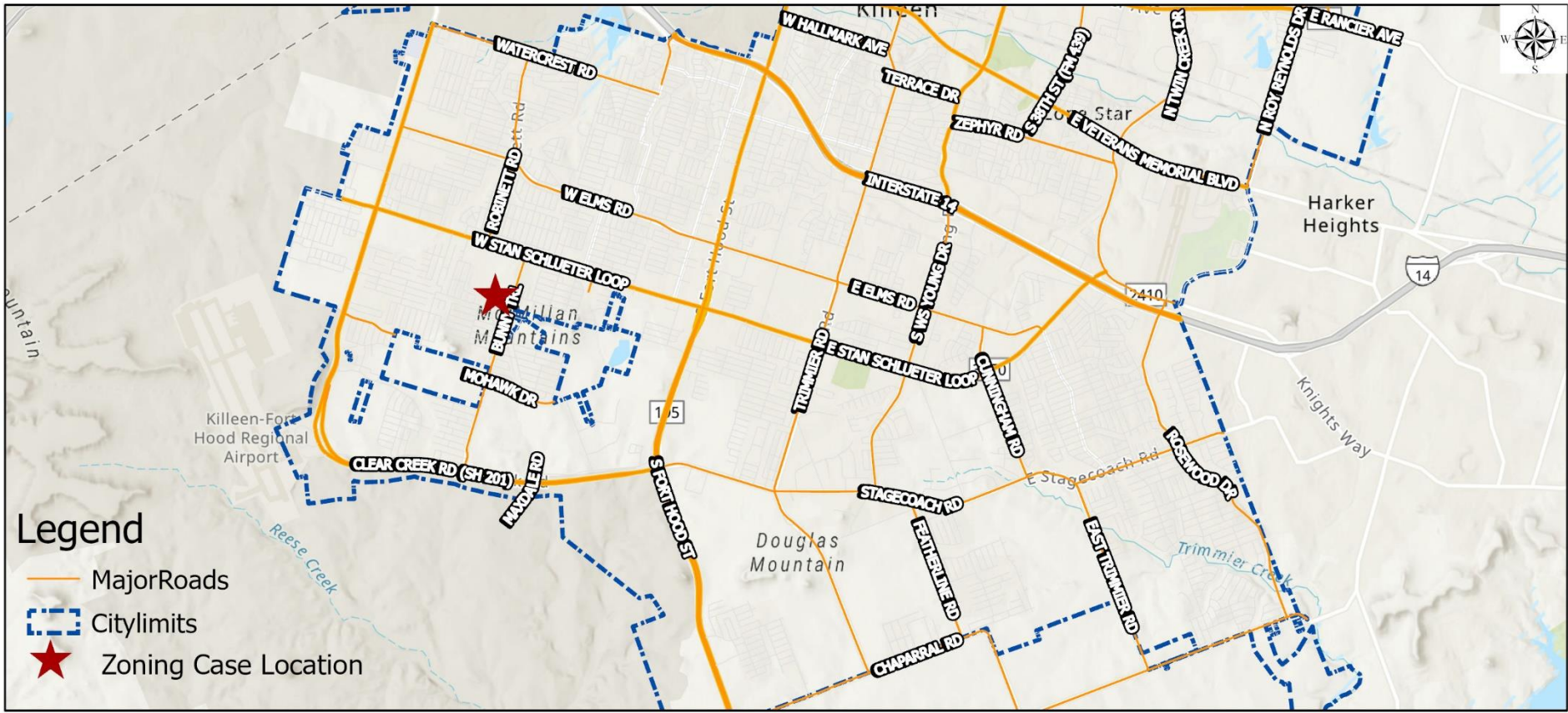
CASE #Z21-08: “R-1” TO “R-2” & “B-3”

PH-21-023

May 18, 2021

# Case #Z21-08: “R-1” to “R-2” & “B-3”

- ❑ Suk Baldwin, on behalf of True Fountain LLC, is looking to rezone 4.60 acres from “R-1” (Single-Family Residential District) to “R-2” (Two-Family Residential District) and approximately 0.55 acres from “R-1” (Single-Family Residential District) to “B-3” (Local Business District) for property located at 5603 Bunny Trail, Killeen, Texas.
- ❑ If approved, the applicant intends to develop two-family homes on the interior part of the subject property and a small retail commercial development on the frontage along Bunny Trail.



**Legend**

- Major Roads
- City Limits
- ★ Zoning Case Location

Attachment #1  
 Council District: 4  
 1 inch = 7,674 feet  
 Subject Property Legal Description: 5603 BUNNY TRL.

Zoning Map  
**Zoning Case 2021-08**



Attachment #3

Council District: 4

1 inch = 197 feet

Subject Property Legal Description: 5603 BUNNY TRL.

Zoning Map

# Zoning Case 2021-08

Legend

 Citylimits

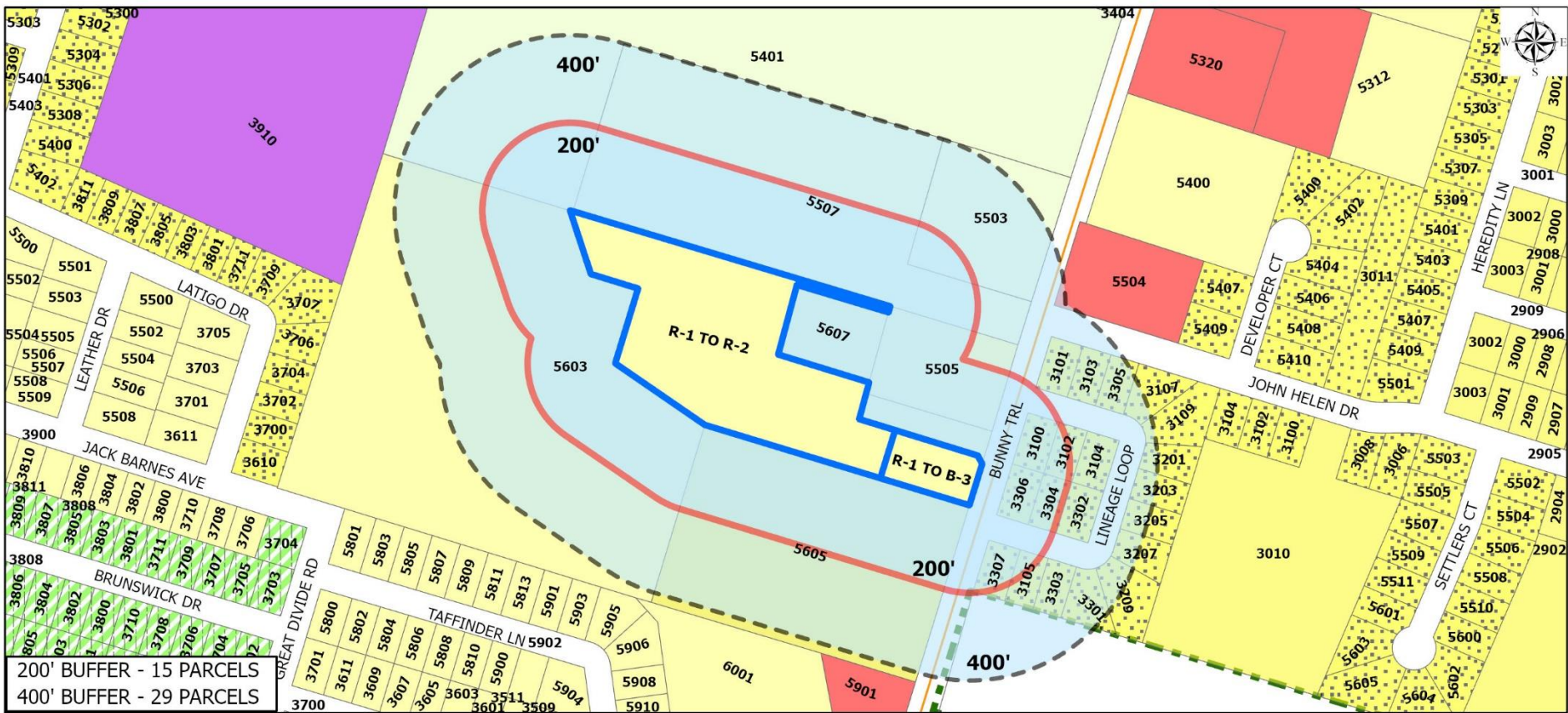
 Zoning Case 2021



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- This area is designated as ‘General Residential’ (GR) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The applicant’s request for “R-2” (Two-Family Residential District) is consistent with the Future Land Use Map (FLUM).
- The applicant has submitted a concurrent request to amend 0.55 acres on the Future Land Use Map (FLUM) from ‘General Residential’ (GR) to ‘General Commercial’ (GC).



200' BUFFER - 15 PARCELS  
 400' BUFFER - 29 PARCELS

Attachment #2

Council District: 4

1 inch = 365 feet

Subject Property Legal Description: 5603 BUNNY TRL.

Zoning Map

# Zoning Case 2021-08

Legend		Current Zoning
	A-R1	R-2
	B-3	R-MP
	M-1	R1-A
	PUD	

## Case #Z21-08: “R-1” to “R-2” & “B-3”

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- ❑ Staff notified twenty-seven (27) surrounding property owners within 400 feet of the subject property regarding this request.
- ❑ To date, staff has received no response in opposition or support of the request.

# Alternatives

- ❑ The City Council has three (3) alternatives. The Council may:
  - ❑ Disapprove the applicant's zoning request;
  - ❑ Approve a more restrictive zoning district than requested by the applicant; or
  - ❑ Approve the applicant's zoning request as presented.



# Recommendations

- Staff recommends approval of the applicant's zoning request.
- At their meeting on May 3, 2021, the Planning & Zoning Commission recommended approval of the applicant's request by a vote of 4 to 2, with Commissioners Minor and Boyd in opposition.