



CASE #Z21-45: “A”, “R-1”, & “B-3”  
TO “R-2”

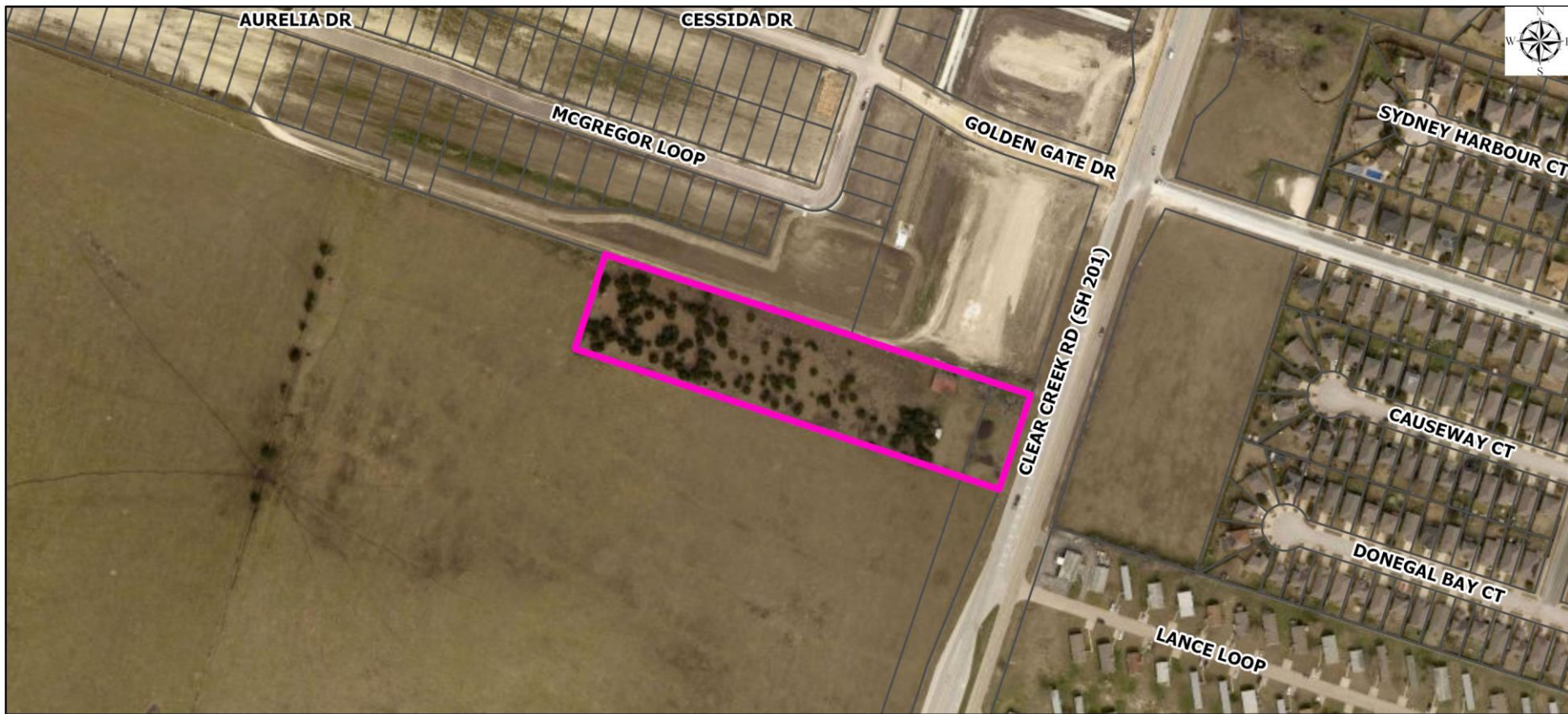
PH-22-015

February 1, 2022

## Case #Z21-45: “A”, “R-1”, & “B-3” to “R-2”

- ❑ **HOLD** a public hearing and consider a request, submitted by Chris Doose on behalf of Schoolgirl, LLC (**Case #Z21-45**), to rezone approximately 4.586 acres out of the James Cook Survey, Abstract No. 161 from “A” (Agricultural District), “R-1” (Single-Family Residential District), and “B-3” (Local Business District) to “R-2” (Two-Family Residential District).
- ❑ The property is addressed as 5801 and 5803 Clear Creek Road, Killeen, Texas.





Attachment #3

Council District: 4

0 200 400  
Feet

Subject Property Legal Description: A0161BC J COOK, 3-1, ACRES 4.166 AND A0161BC J COOK, 3-1-1, ACRES 0.42

## Zoning Case 2021-45

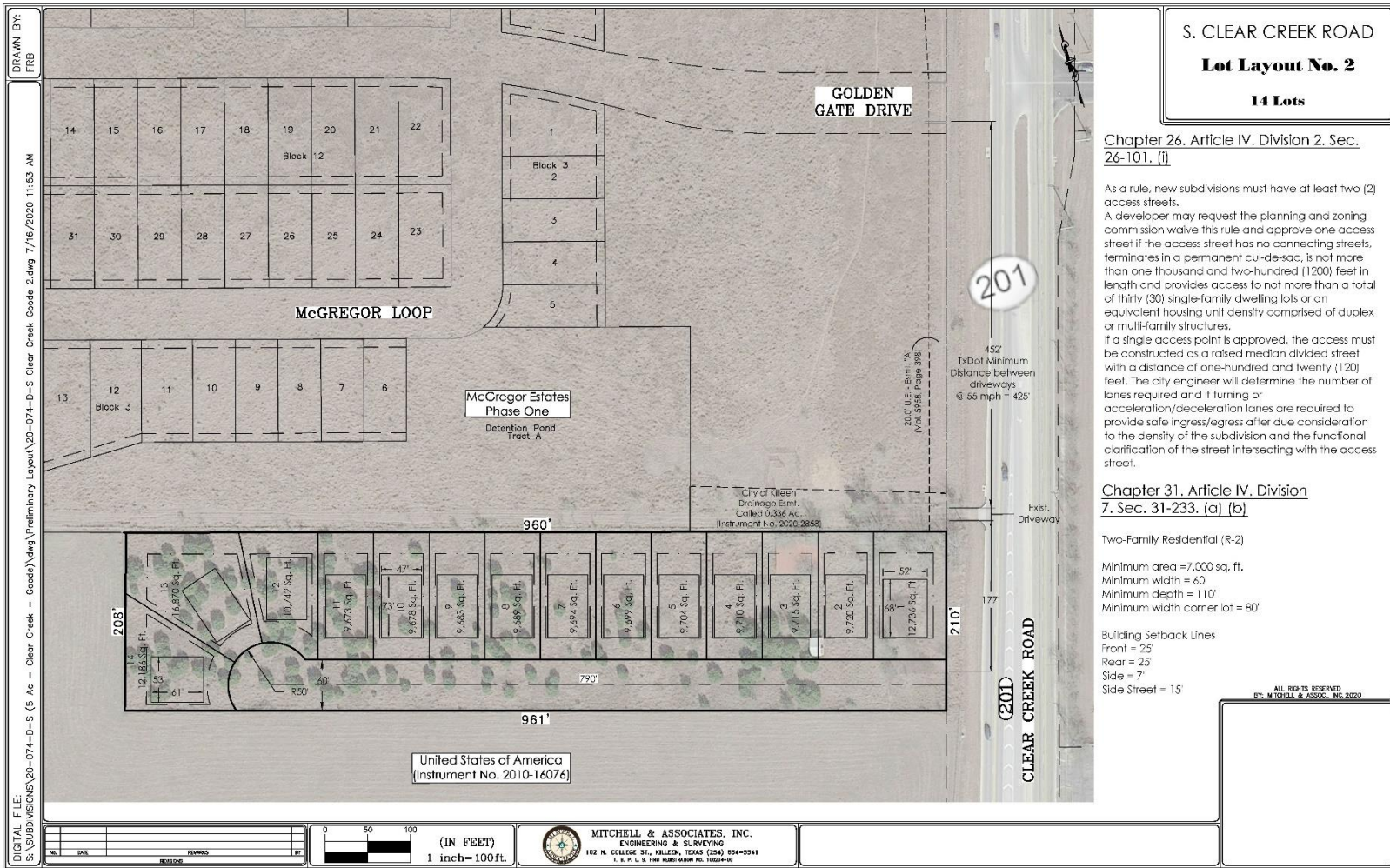
A, B-3, R-1 TO R-2

Legend

 Citylimits

 Zoning Case





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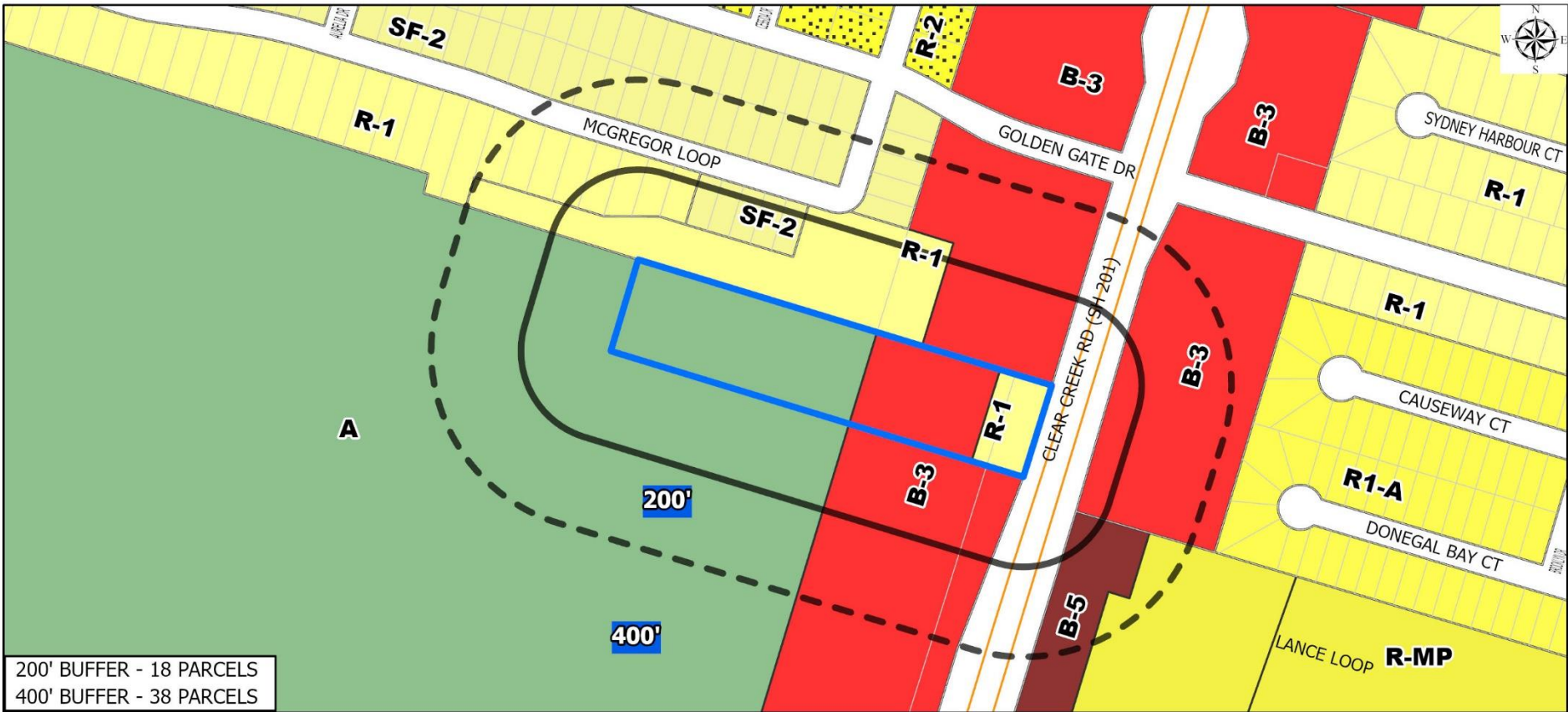
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- If approved, the applicant intends to develop fourteen (14) on the property.
- This request is not consistent with the Future Land Use Map (FLUM). However, a concurrent request to amend the Future Land Use Map from ‘Rural’ (R) & ‘Suburban Commercial’ (SC) to ‘General Residential’ (GR) has been submitted.

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- If approved, the ‘General Residential’ (GR) designation encourages :
  - ▣ 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/ institutional; and
  - ▣ Parks and public spaces.



## Zoning Case 2021-45

A, B-3, R-1 TO R-2





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- The property is not within any FEMA regulatory Special Flood Hazard Area (SFHA). There are no other known wetland areas on or adjacent to the property as identified on the National Wetlands Inventory.

# Public Notification

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- Staff notified thirty-eight (38) surrounding property owners regarding this request.
- Of those notified, twenty (20) properties are located outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and twenty-one (21) property owners reside outside of Killeen.
- To date, staff has received no written responses regarding this request.

# Alternatives

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

# Staff Findings

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- Given the unique configuration of the property and the limited access, staff finds that the property is not suitable for commercial development.
- The McGregor Estates subdivision (immediately to the north) includes a mix of “R-1”, “SF-2”, and “R-2” zoning.
- On the opposite side of Clear Creek Rd. is an existing manufactured home park zoned “R-MP” (Mobile Home and Travel Trailer District).



# Staff Recommendation

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- Staff finds that the applicant's request for "R-2" is consistent with the sounding land uses.
- Therefore, staff recommends approval of the applicant's request to rezone the property from "A" (Agricultural District), "R-1" (Single-Family Residential District), and "B-3" (Local Business District) to "R-2" (Two-Family Residential) as presented.

# Commission Recommendation

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- At their regular meeting on January 3, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.