



## ZONING CASE #Z19-07: “R-1” TO “R-2”

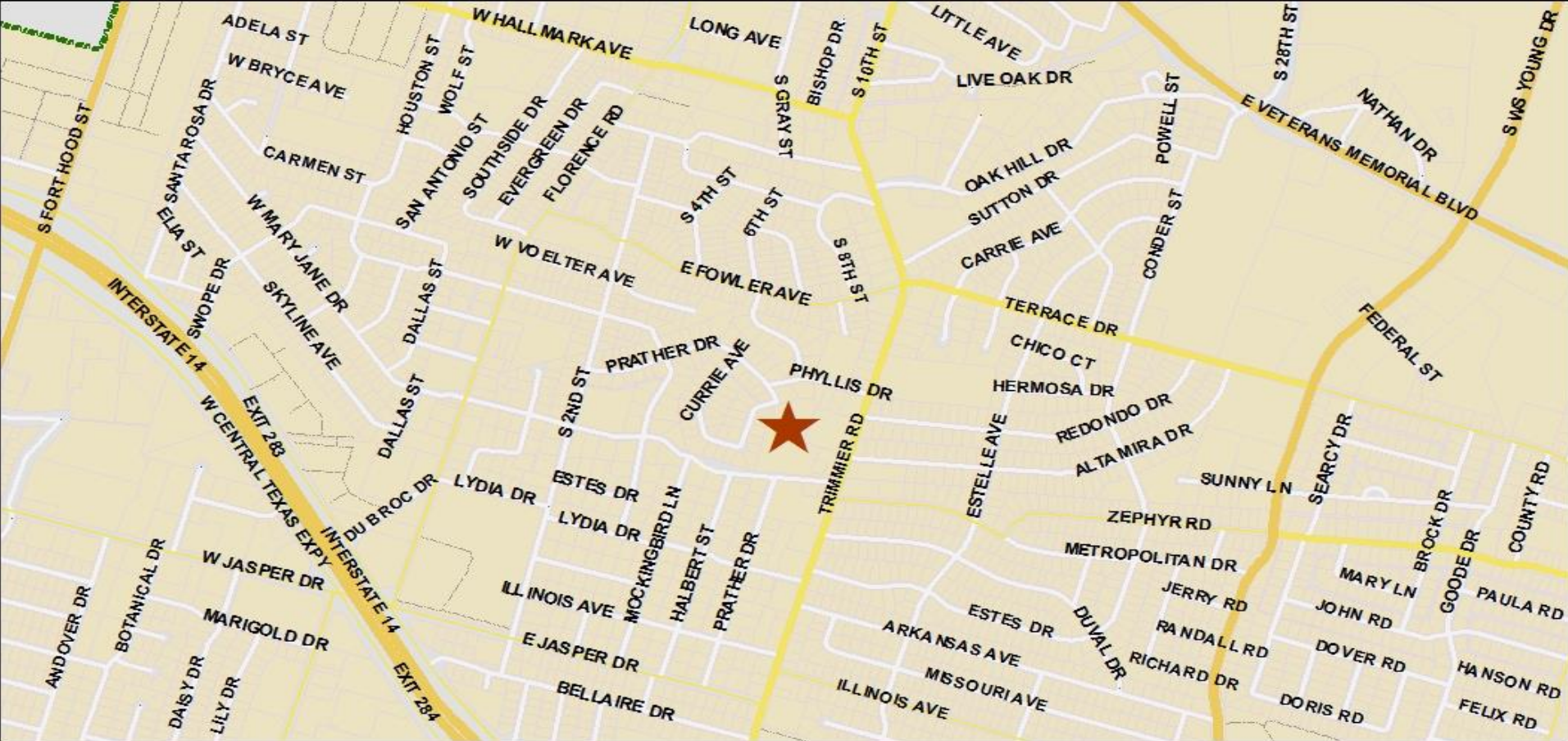
PH-19-014

May 21, 2019

# Case #Z19-07: “R-1” to “R-2”

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- Central Christian Church of Killeen (**Case #Z19-07**) submits a request to rezone approximately 4.72 acres out of the Nathan Halbert Survey, Abstract No. 389, from “R-1” (Single-Family Residential District) to “R-2” (Two-Family Residential District) for duplex development.
- The property is vacant and is located north of East Mary Jane Drive and south of Prather Drive.



### Zoning Location Map

**Case: Z2019-07**

Council District: 3

FROM: R-1 TO R-2

1 inch = 1,042 feet

Subject Property Legal Description: A0389BC NATHAN HALBERT, 730-21-2, ACRES 4.72

### LOCATION MAP



**Zoning Case Location**

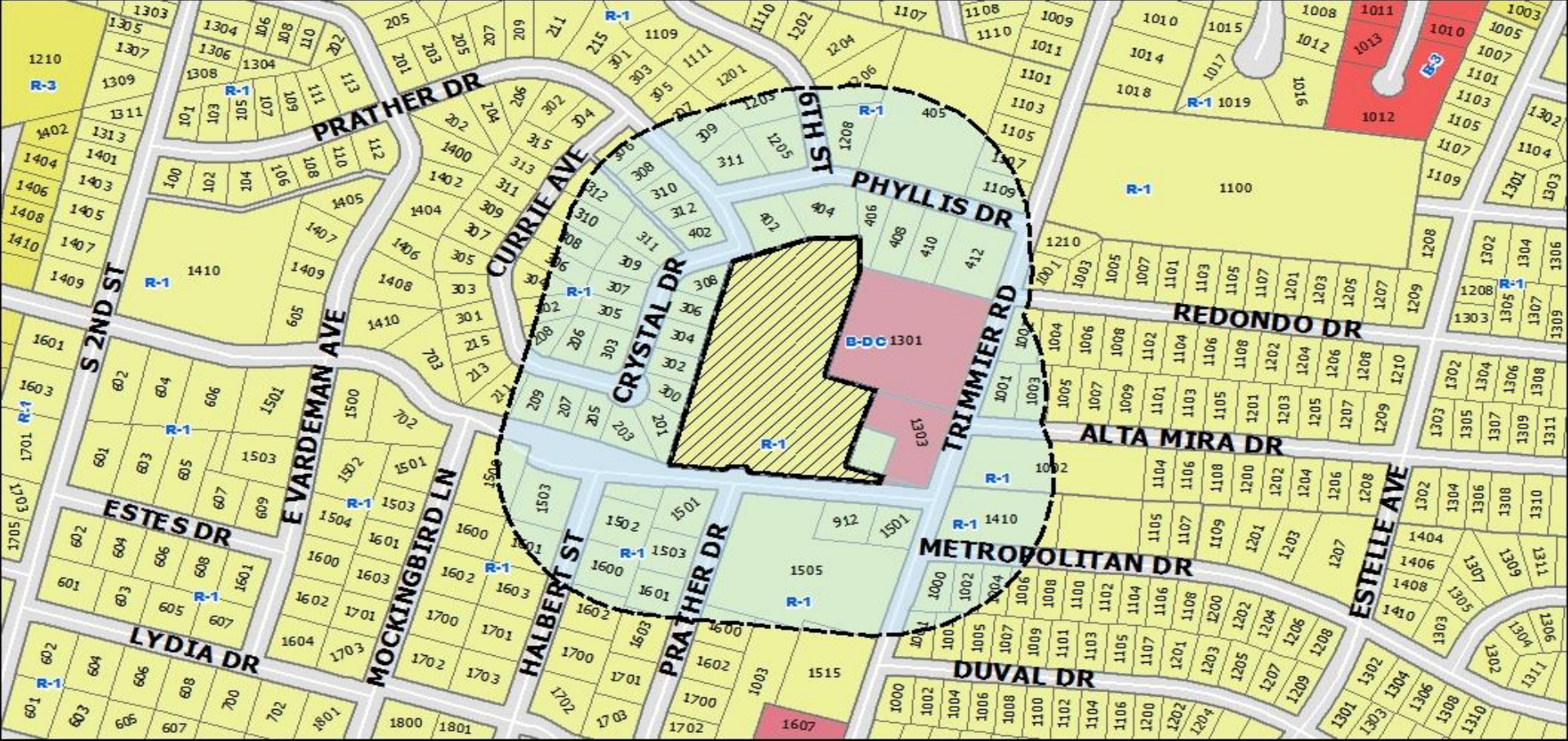


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- The property is designated as ‘General Residential’ (GR) on the City’s Future Land Use Map (FLUM).
- The ‘General Residential’ designation encourages a mix of single-family types, public and institutional uses, parks and public spaces.
- The applicant’s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





# Zoning Notification Plan

**Case: Z2019-07**

Council District: 3

FROM: R-1 TO R-2

1 inch = 333 feet

Subject Property Legal Description: A0389BC NATHAN HALBERT, 730-21-2, ACRES 4.72

## ZONING CHANGE MAP

### Legend



ZONING CASE LOCATION



400' NOTIFICATION AREA



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- Staff notified seventy-nine (79) surrounding property owners within a four hundred feet (400') notification boundary.
- Staff received one (1) response of support and eight (8) responses of opposition from surrounding property owners.
- The Planning and Zoning Commission recommended approval of “SF-2” (Single-Family Residential District) in lieu of the applicant’s request for “R-2” (Two-family Residential) by a vote of 5 to 1. The applicant is amenable to this recommendation.