



ZONING CASE #Z19-20: “A” TO “R-1”

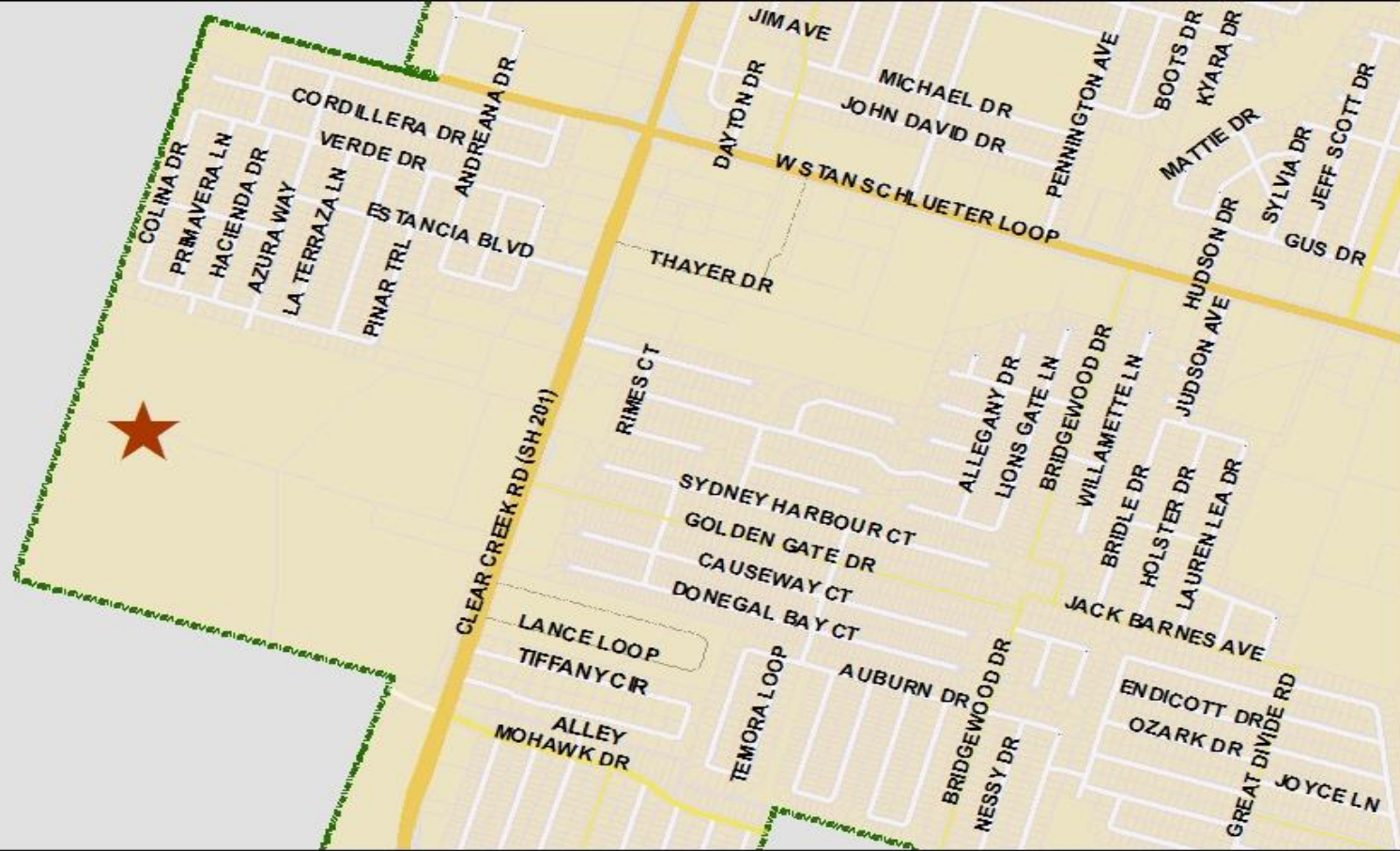
PH-19-036

October 1, 2019

Case #Z19-20: “A” to “R-1”

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- ❑ Killeen Engineering & Surveying, Ltd. on behalf of the Gary W. Purser Jr. 2000 Trust (**Case #Z19-20**), has submitted this request to rezone approximately 0.996 acre, out of the James Cook Survey, Abstract No. 161, from “A” (Agricultural District) to “R-1” (Single-Family Residential District).
- ❑ The property is addressed as 5601 Clear Creek Road, Killeen, Texas.



Zoning Location Map

Case: Z2019-20

Council District: 4

FROM: A TO R-1

1 inch = 1,250 feet

Subject Property Legal Description: A0161BC J COOK, ACRES 0.996

LOCATION MAP



Zoning Case Location



Case #Z19-20: “A” to “R-1”

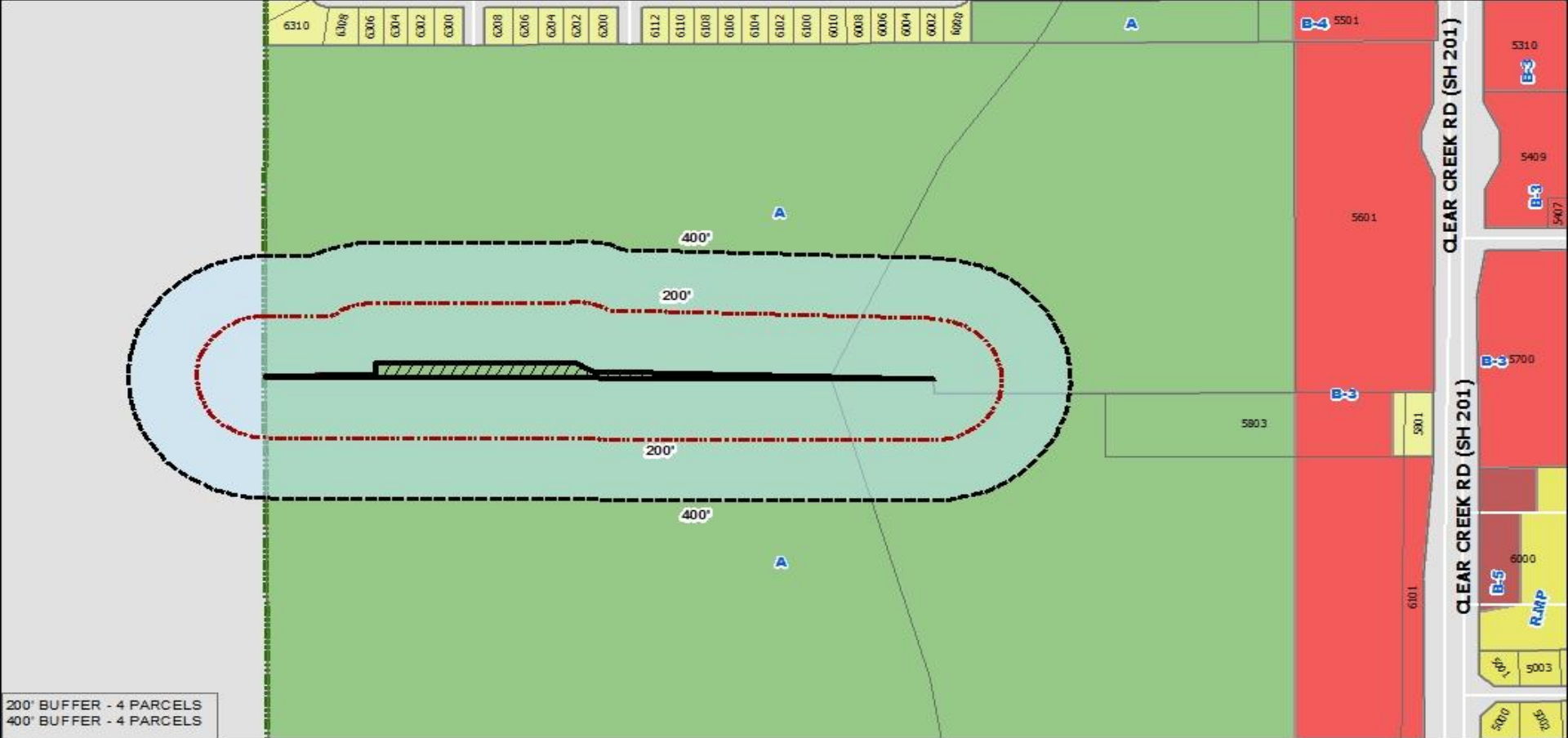
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- ❑ This area is designated as ‘General Residential’ (‘GR’) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- ❑ ‘General Residential’ (GR) designation encourages the following development types:
 - Detached residential dwellings as a primary focus
 - Attached housing types subject to compatibility and open space standards (e.g. duplexes, townhomes, patio homes)
 - Planned developments
 - Public/ institutional uses and parks and public spaces

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- ❑ Staff notified one (1) surrounding property owner within a four hundred feet (400') notification boundary.
- ❑ Staff has received no responses from surrounding property owners.



Zoning Notification Plan

Case: Z2019-20

Council District: 4




FROM: A TO R-1

1 inch = 417 feet

Subject Property Legal Description: A0161BC J COOK, ACRES 0.996

ZONING CHANGE MAP

Legend

-  ZONING CASE LOCATION
-  Z19_20_200
-  NOTIFICATION AREA



Alternatives

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

Recommendations

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- ❑ Staff recommends that the City Council approve the applicant's "R-1" zoning request.
- ❑ The Planning and Zoning Commission recommended approval of the applicant's "R-1" zoning request by a vote of 4 to 1, with Commissioner Gukeisen opposed to the motion.