



## ZONING CASE #Z19-16: “B-3” & “A” TO “R-1”

PH-19-046

December 10, 2019

# Case #Z19-16: “B-3” & “A” to “R-1”

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- ❑ Quintero Engineering, L.L.C., on behalf of Mesa Verde Developers, L.P. and Tara Campbell, (**Case #Z19-16**) submits this request to rezone 24.9 acres, from “B-3” (Local Business District) and “A” (Agricultural) to “R-1” (Single-Family Residential District).
- ❑ The property is located south of Renick Ranch Subdivision, Killeen, Texas.



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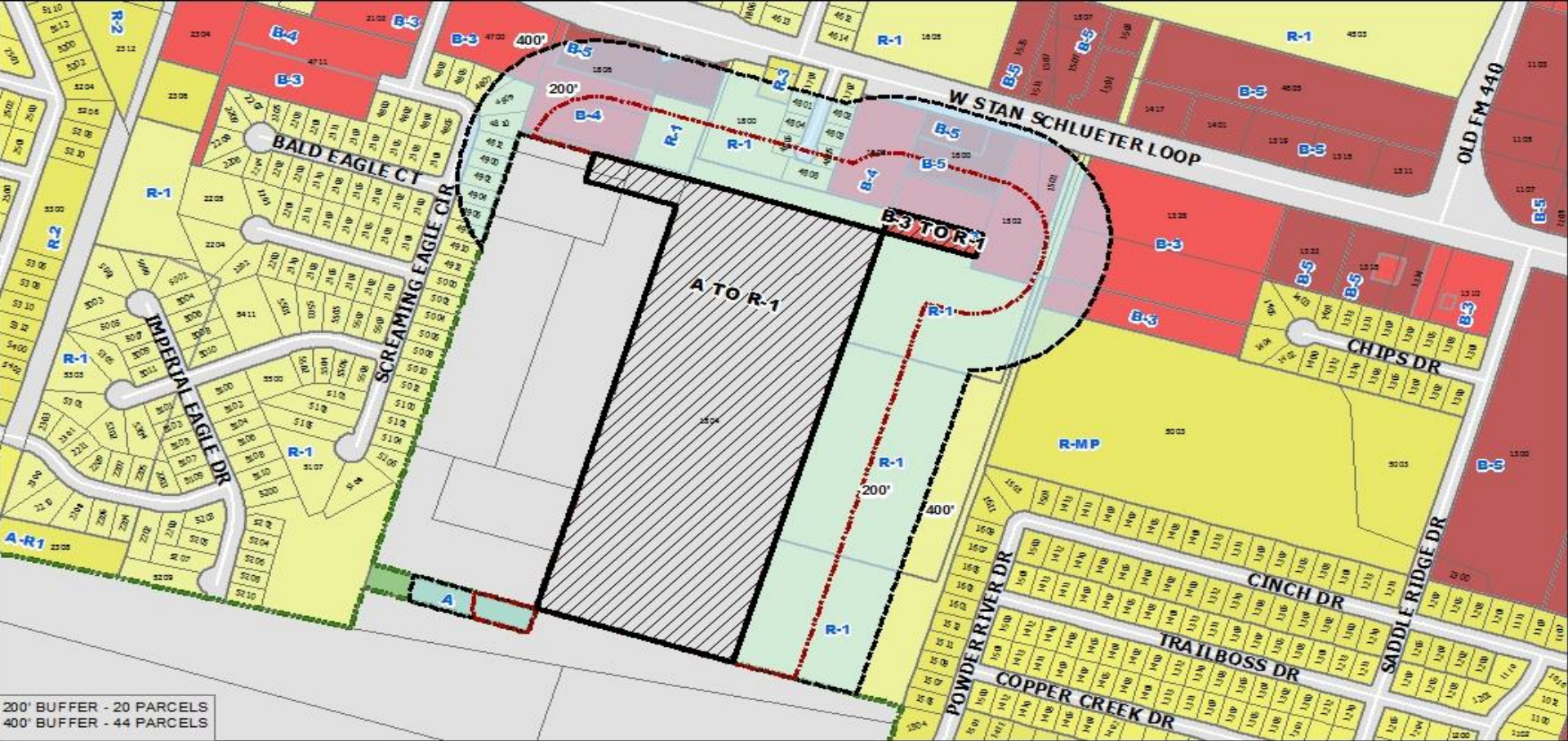
- ❑ The property is designated as ‘General Residential’ (‘GR’) on the City’s Future Land Use Map (FLUM).
- ❑ The ‘General Residential’ designation encourages a mix of single-family types, public and institutional uses, parks and public spaces.
- ❑ The applicant’s request is consistent with the FLUM.

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- ❑ Staff notified twenty-nine (29) surrounding property owners that own land within 400’ of the subject site regarding this request.
- ❑ Staff received a response from Phyllis Ferguson, the owner of 2002 W. Stan Schlueter Loop.





# **Zoning Notification Plan** **Case: Z2019-16**

Council District: 4  
 FROM: B-3 & A TO R-1  
 1 inch = 447 feet

Subject Property Legal Description: A1155BC W L HARRIS, 3, (PT OF 24.960AC TR), ACRES 23.855

## **ZONING CHANGE MAP**

**Legend**

- ZONING CASE LOCATION
- 19\_16\_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 designation; 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. Commissioner Alvarez recused himself from the vote.