ZONING CASE #Z19-25: "AR-1" & "A" TO "SR-1"



December 10, 2019

PH-19-048

Case #Z19-25: "AR-1" & "A" to "SR-1"

- Mitchell & Associates, Inc. on behalf of Herring Legacy Developers, Inc. (Case #Z19-25), has submitted this request to rezone approximately 75.9 acres, from "AR-1" (Agricultural Single-Family Residential District) and "A" (Agricultural District) to "SR-1" (Suburban Residential Single-Family Residential District).
- The property is located on the north right-of-way of Chaparral Road, west of Heritage Oaks Phase Two, Killeen, Texas.



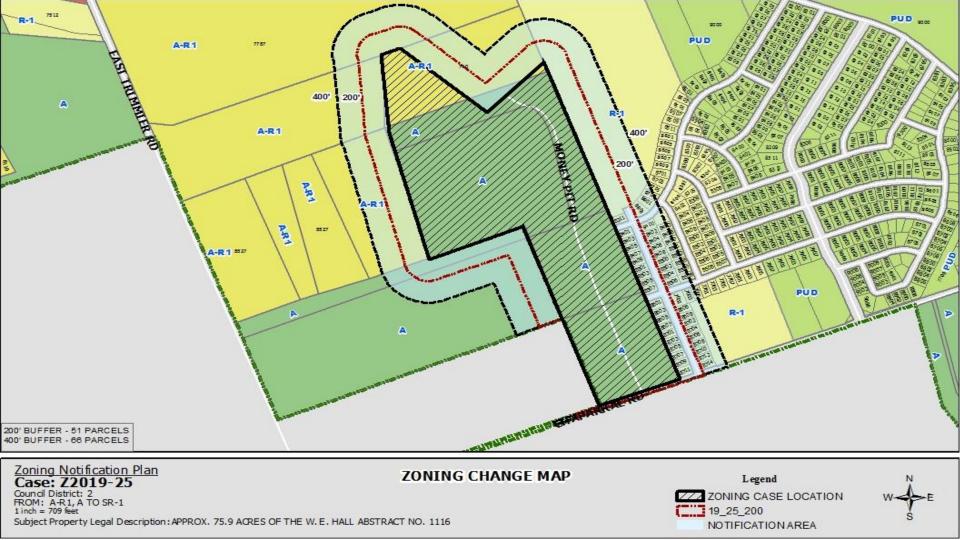
Subject Property Legal Description : APPROX. 75.9 ACRES OF THE W. E. HALL ABSTRACT NO. 1116

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- This area is designated as 'Suburban Residential' ('SR') on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The 'Suburban Residential' ('SR') designation encourages a mix of detached single-family residential dwellings, planned developments to provide for other housing types in a suburban character setting, public and institutional uses, and parks and public spaces.
- □ The applicant's request is consistent with the FLUM.

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- Staff notified eight (8) surrounding property owners within 400' of the subject site regarding this request.
- As of the date of this staff report, no responses have been received.



Alternatives

- 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

- Staff recommends that the City Council approve the applicant's "SR-1" zoning request.
- The Planning and Zoning Commission recommended approval of the applicant's "SR-1" zoning request by a vote of 5 to 1, with Commissioner Gukeisen opposed to the motion.