



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

PH-19-048

December 10, 2019

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

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- ❑ 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.



**Zoning Location Map**  
**Case: Z2019-25**

Council District: 2  
FROM: A-R1, A TO SR-1  
1 inch = 1,042 feet

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

**LOCATION MAP**



**Zoning Case Location**



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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.






200' BUFFER - 51 PARCELS  
 400' BUFFER - 66 PARCELS

**Zoning Notification Plan**  
**Case: Z2019-25**

Council District: 2  
 FROM: A-R1, A TO SR-1  
 1 inch = 709 feet  
 Subject Property Legal Description: APPROX. 75.9 ACRES OF THE W. E. HALL ABSTRACT NO. 1116

**ZONING CHANGE MAP**

**Legend**

-  ZONING CASE LOCATION
-  19\_25\_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 "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.