



ZONING CASE #Z19-29: “B-3” TO “R-2”

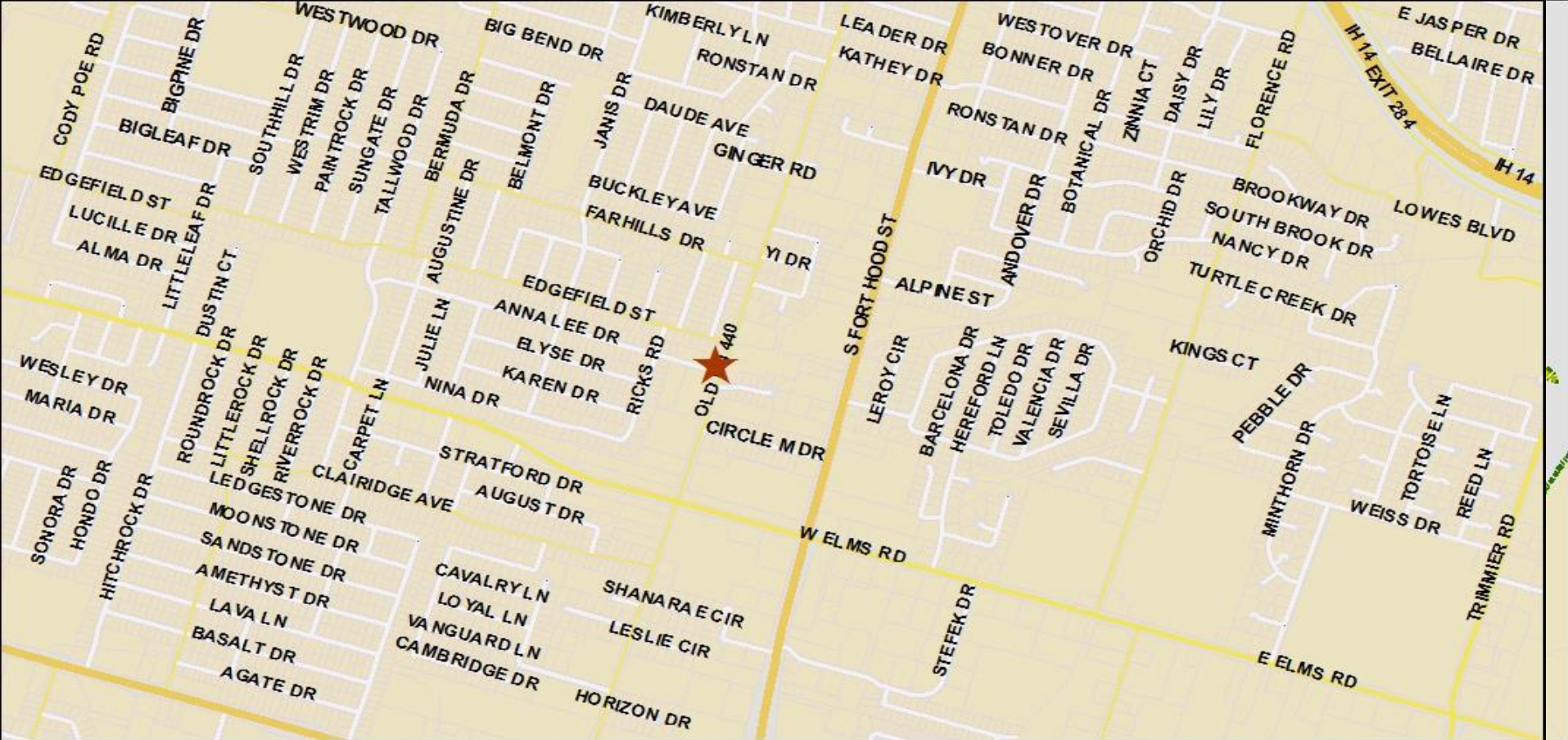
PH-20-002

January 7, 2019

Case #Z19-29: “B-3” to “R-2”

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- ❑ Dusty Inc. c/o Rick Morris submits this request (**Case #Z19-25**), to rezone part of Lot 3, Block 1, Morris Subdivision Phase One, from “B-3” (Local Business District) to “R-2” (Two Family Residential District).
- ❑ The property is locally addressed as 1011 Anna Lee Drive, Killeen, Texas.



Zoning Location Map

Case: Z2019-29

Council District: 4

FROM: B-3 TO R-2

1 inch = 1,250 feet

Subject Property Legal Description: MORRIS SUBDIVISION PHASE ONE, BLOCK 001, LOT 0003

LOCATION MAP



Zoning Case Location



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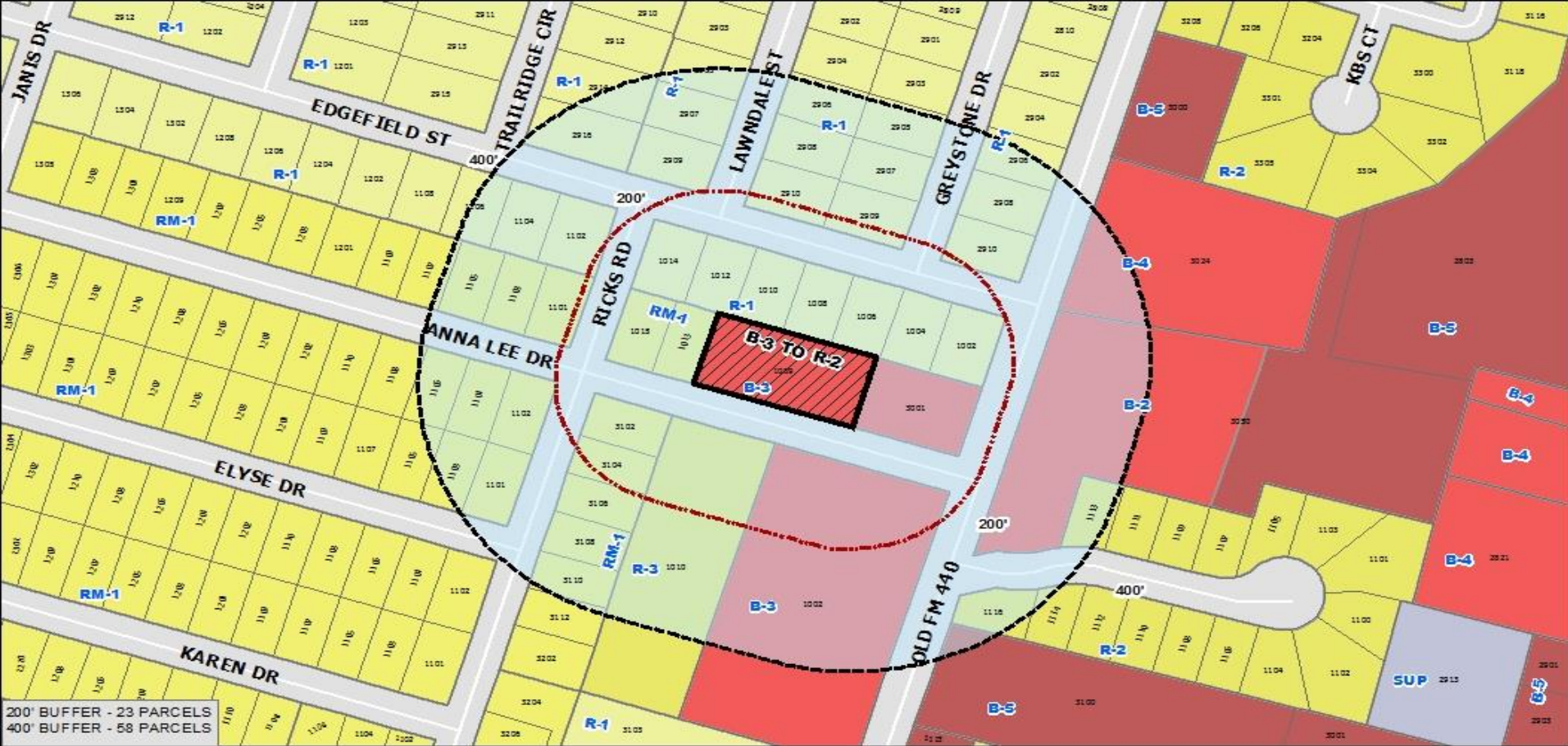
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- ❑ The property is designated as ‘General Residential’ (‘GR’) on the City’s Future Land Use Map (FLUM).
- ❑ The ‘General Residential’ (‘GR’) designation encourages a mix of single-family types, attached housing types, planned developments, public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

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- ❑ Staff notified fifty-seven (57) surrounding property owners within 400’ of the subject site regarding this request.
- ❑ Staff received three responses in support. Two individuals spoke in opposition to the applicant’s zoning request during the Planning & Zoning Commission meeting.



200' BUFFER - 23 PARCELS
400' BUFFER - 58 PARCELS

Zoning Notification Plan

Case: Z2019-29

Council District: 4

FROM: B-3 TO R-2

1 inch = 208 feet

Subject Property Legal Description: MORRIS SUBDIVISION PHASE ONE, BLOCK 001, LOT 0003

ZONING CHANGE MAP

Legend

ZONING CASE LOCATION

Z19_29_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-2" zoning request.
- ❑ The Planning and Zoning Commission recommended approval of the applicant's "R-2" zoning request by a vote of 5 to 0.