



# ZONING CASE #Z20-07: “R-1” TO “R-2”

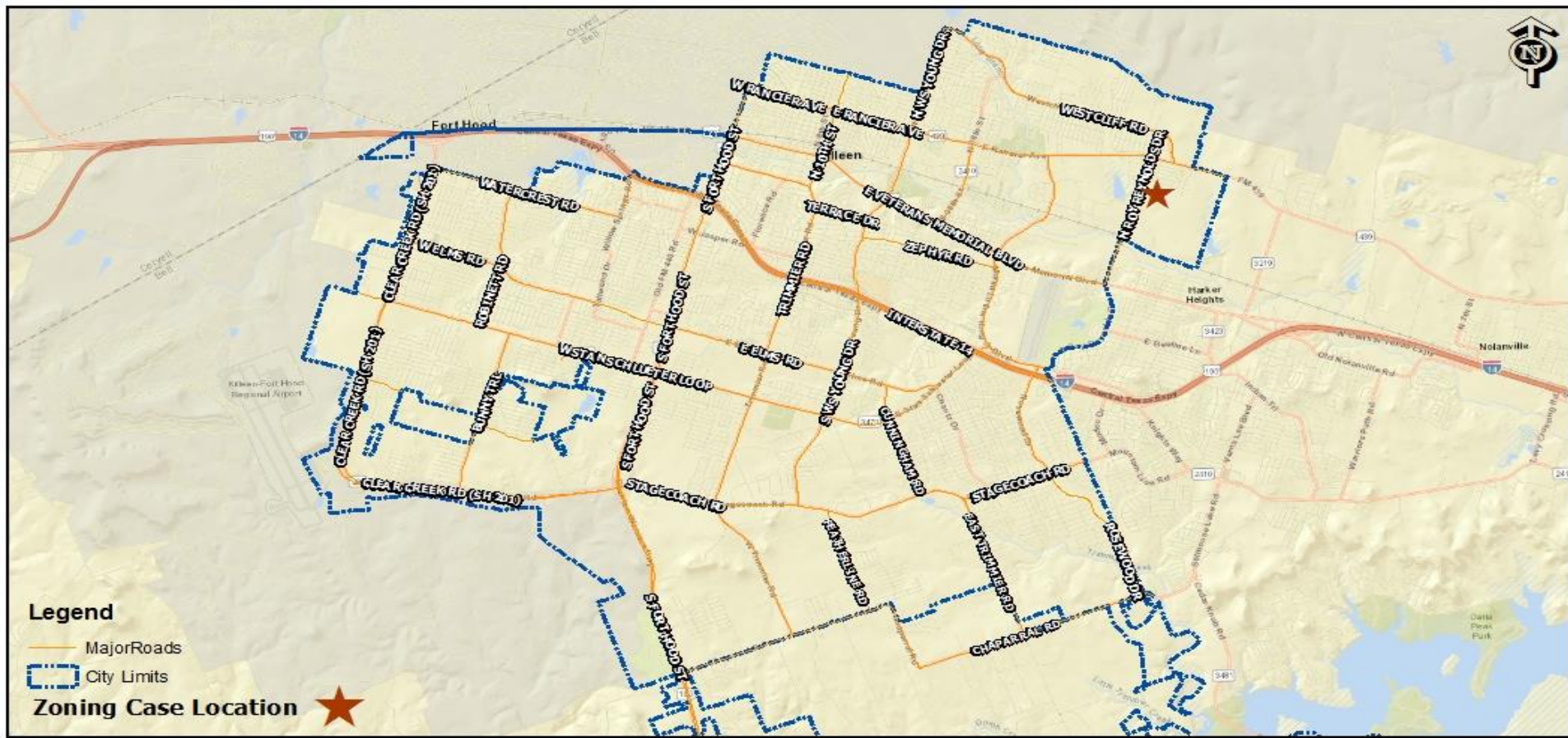
PH-21-002

January 5, 2021

## Zoning Case #Z20-07: “R-1” to “R-2”

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- ❑ **HOLD** a public hearing and consider a request submitted by Jeff Lackmeyer on behalf of Lorie Renegar (**Case #Z20-07**), to rezone approximately 16.104 acres out of the V. L. Evans Survey, Abstract No. 288, from “R-1” (Single-Family Residential District) to “R-2” (Two-Family Residential District).
- ❑ The property is addressed as 952 N. Roy Reynolds Drive, Killeen, Texas.



## Legend

Major Roads

City Limits

Zoning Case Location



## Attachment #1

Council District: 1

FROM: R-1 TO R-2

1 inch = 8,333 feet

Subject Property Legal Description: A0288BC V L EVANS, ACRES 16.104

## City Map Zoning Case 2020-07

# Zoning Case #Z20-07: “R-1” to “R-2”

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- If approved, the “R-2” (Two-Family Residential) zoning district allows two-family residential lots having a minimum area of 7,000 square feet with a minimum lot width of 60 feet and an average depth of 110 feet.
- The applicant intends to build up to 50-60 two-family homes on the property. The final number of lots will be determined during the platting process.





WATERBANK LN  
TWO BROTHERS LN  
HARVARD LN  
SHIMS CT  
HANA DR  
SHIMS BLVD  
GIGANTE DR  
MONROE LOOP  
ROSA PARKS DR  
AMELIA EARHART BLVD  
DOLLY MADISON RD  
SALLY RIDE LN  
HARRIET TUBMAN AVE  
BAREARA JORDAN ST  
E RANCIER AVE (FM 439)  
N ROY REYNOLDS DR  
RUSTLER DR  
LASSO DR  
LARIAT CT

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- Adjacent land uses are as follows:
  - ▣ **North:** Existing single-family and two-family residential subdivision zoned “PUD” (Patriot’s Ridge)
  - ▣ **East:** Undeveloped property zoned “R-2” (Two-Family Residential)
  - ▣ **West:** Existing two-family residential development (Texas North Subdivision)
  - ▣ **South:** Existing auto salvage yard zoned “M-2” (Heavy Manufacturing)

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- The subject property is designated as ‘Suburban Residential’ (SR) on the City’s Future Land Use Map (FLUM).
- This request is not consistent with Future Land Use Map (FLUM). However, a concurrent request to amend the FLUM designation from ‘Suburban Residential’ (SR) to ‘General Residential’ (GR) has been submitted.



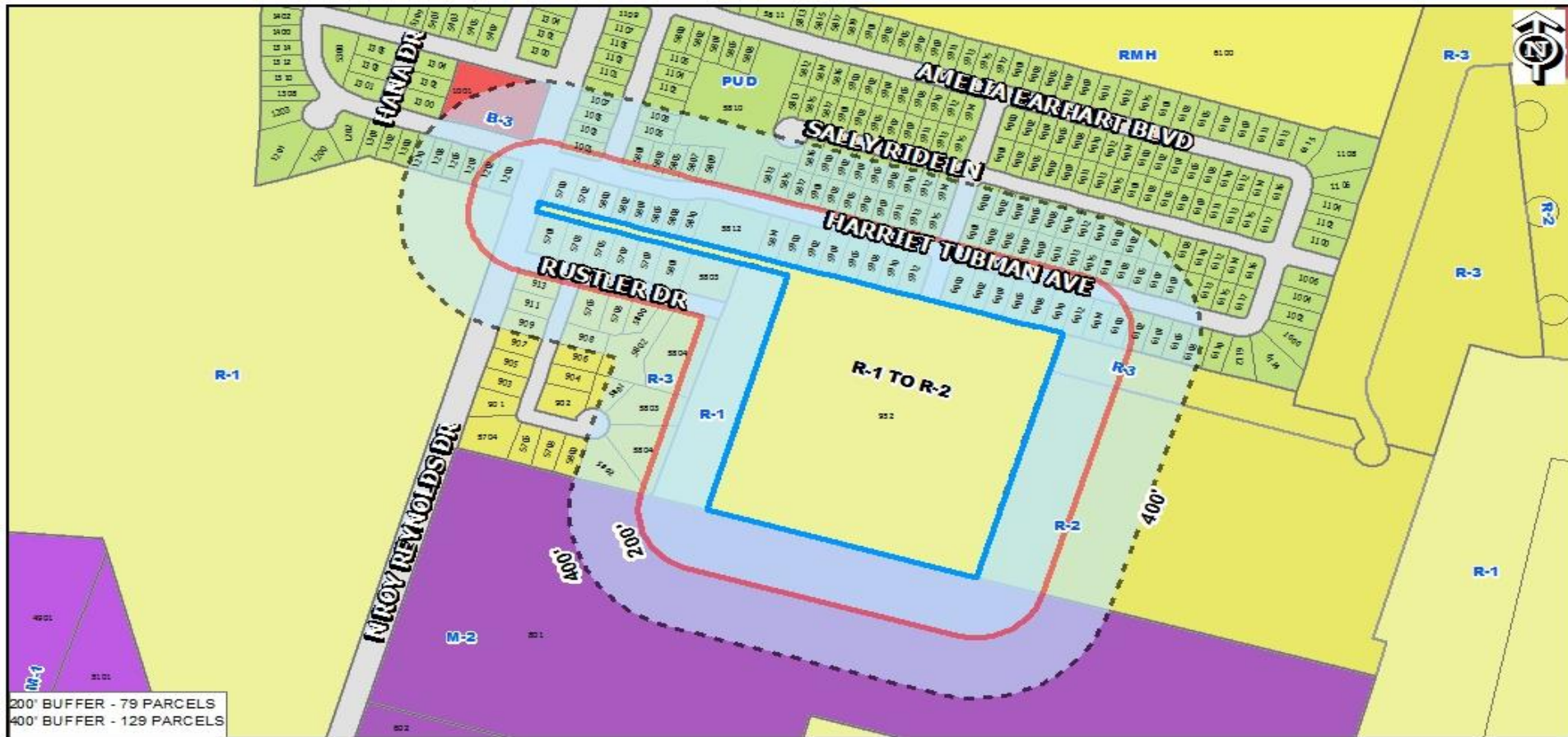




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- Staff notified the owners of one hundred and twenty-nine (129) surrounding properties regarding this request. Of those:
  - ▣ Fifty (50) are outside of the 200-foot notification boundary required by the State but within the 400-foot notification boundary required by the City; and
  - ▣ Eight (8) property owners reside outside of Killeen.
- To date, no responses have been received in support or opposition to the request.



## Attachment #2

Council District: 1

FROM: R-1 TO R-2

1 inch = 417 feet

Subject Property Legal Description: A0288BC V L EVANS, ACRES 16.104

## Zoning Map Zoning Case 2020-07

Legend	GENERAL ZONING DESCRIPTIONS			
	COMMERCIAL ZONING (C-1, C-2, C-3)	INDUSTRIAL ZONING (I-1, I-2, I-3)	RESIDENTIAL ZONING (R-1, R-2, R-3)	OTHER ZONING (M-1, M-2, PUD, RMH)
	COMMERCIAL ZONING (C-1, C-2, C-3)	INDUSTRIAL ZONING (I-1, I-2, I-3)	RESIDENTIAL ZONING (R-1, R-2, R-3)	OTHER ZONING (M-1, M-2, PUD, RMH)
	COMMERCIAL ZONING (C-1, C-2, C-3)	INDUSTRIAL ZONING (I-1, I-2, I-3)	RESIDENTIAL ZONING (R-1, R-2, R-3)	OTHER ZONING (M-1, M-2, PUD, RMH)
	COMMERCIAL ZONING (C-1, C-2, C-3)	INDUSTRIAL ZONING (I-1, I-2, I-3)	RESIDENTIAL ZONING (R-1, R-2, R-3)	OTHER ZONING (M-1, M-2, PUD, RMH)
	COMMERCIAL ZONING (C-1, C-2, C-3)	INDUSTRIAL ZONING (I-1, I-2, I-3)	RESIDENTIAL ZONING (R-1, R-2, R-3)	OTHER ZONING (M-1, M-2, PUD, RMH)

# Alternatives

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- The City Council has two (2) alternatives. The Council may:
  - ▣ Disapprove the applicant's request to rezone the property from "R-1" (Single-Family Residential) to "R-2" (Two-Family Residential);  
or
  - ▣ Approve the applicant's request as presented.



# Staff Recommendation

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- ❑ Staff recommends approval of the applicant's "R-2" request as presented. Staff finds that the request is consistent with the adjacent land uses and prevailing residential community character.

# Planning & Zoning Recommendation

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- At their meeting on December 7, 2020, the Planning & Zoning Commission recommended approval of the request by a vote of 4 to 1, with Commissioner Boyd in opposition.