



CASE #Z21-14: “A” TO “R-1”

PH-21-057

November 2, 2021

# Case #Z21-14: “A” to “R-1”

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- ❑ **HOLD** a public hearing and consider a request submitted by Quintero Engineering, LLC on behalf of Tara Campbell (**Case #Z21-14**) to rezone approximately 7.4 acres out of the W. L. Harris Survey, Abstract No, 1155 from “A” (Agricultural District) to “R-1” (Single-Family Residential District).
- ❑ The property is generally located south of West Stan Schlueter Loop and east of the Eagle Valley Subdivision, Killeen, Texas.



Subject Property Legal Description: 7.4 acres being out of the W.L. Harris Survey, Abstract No, 1155

# Zoning Case 2021-14

 Zoning Case Location





Attachment #3

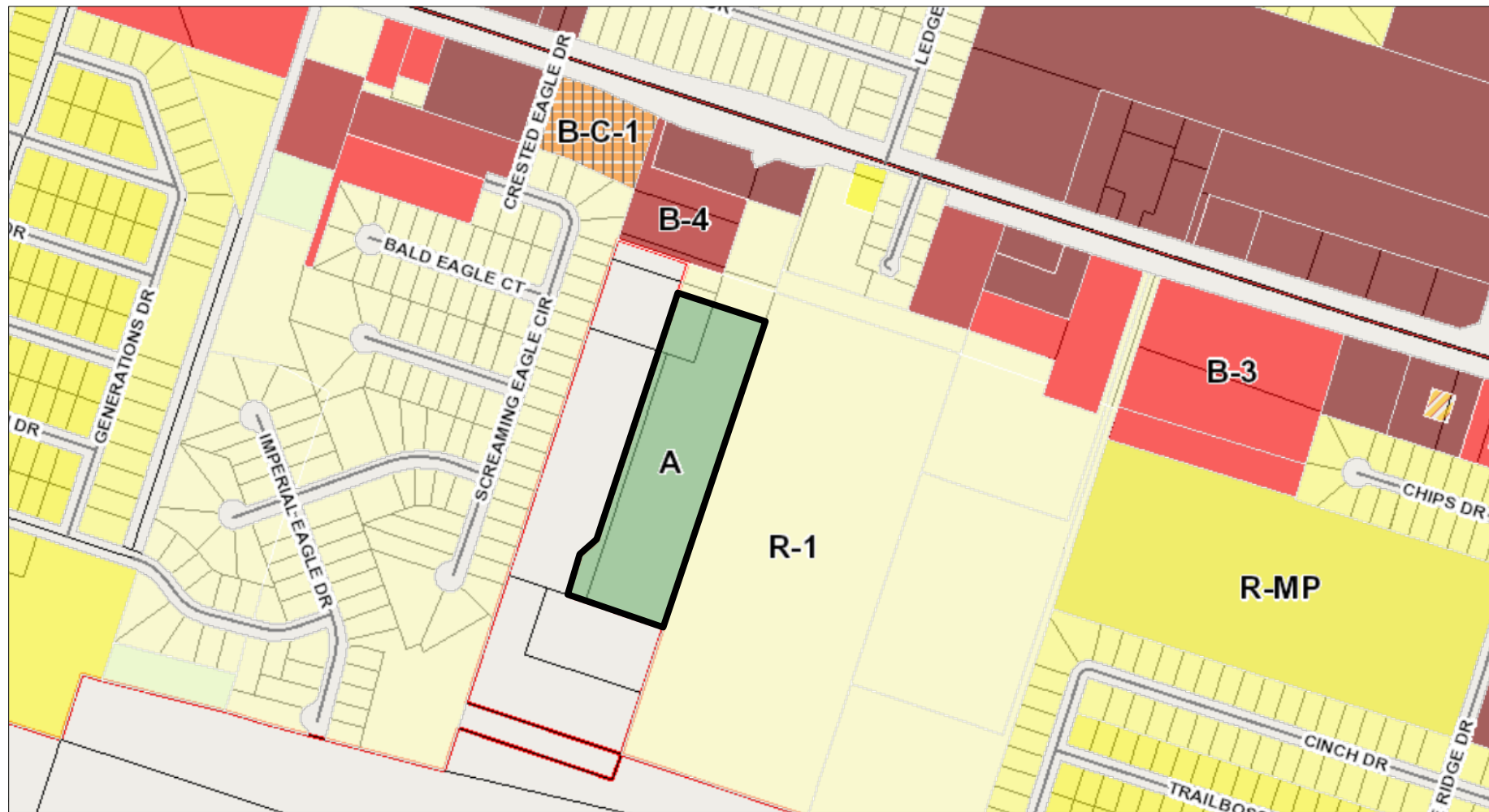
Council District: 4

1 inch = 471 feet

Subject Property Legal Description: 7.4 acres being out of the W.L. Harris Survey, Abstract No, 1155

Zoning Map

## Zoning Case 2021-14



# Case #Z21-14: “A” to “R-1”

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- The ‘Rural’ (R) Future Land Use designation encourages the following development types:
  - ▣ Residential homesteads;
  - ▣ Planned development to accommodate conservation and cluster residential designs;
  - ▣ Agricultural uses;
  - ▣ Agriculture-focused commercial retail;
  - ▣ Public/institutional;
  - ▣ Parks and public spaces; and
  - ▣ Natural and protected floodplain areas.

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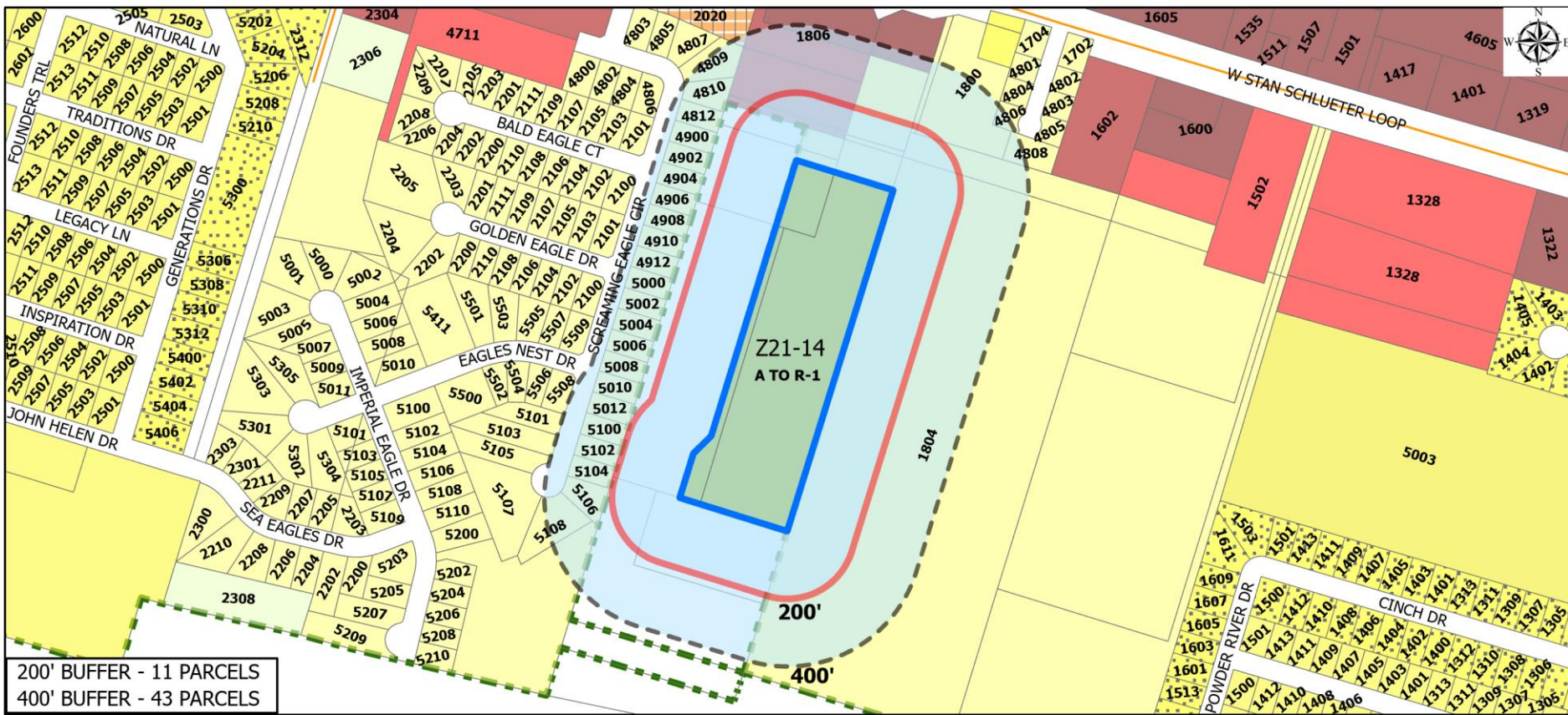
- Staff finds that the request is inconsistent with the Future Land Use Map (FLUM) of the Comprehensive Plan.
- However, a concurrent FLUM amendment request to change the designation from ‘Rural’ (R) to ‘General Residential’ (GR) has been submitted by the applicant.

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- ❑ Staff notified thirty-six (36) surrounding property owners regarding this request.
- ❑ Of those property owners notified, thirty-two (32) properties are located outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and ten (10) reside outside of Killeen.
- ❑ To date, staff has received no written responses regarding this request.





Attachment #1  
Council District: 4  
1 inch = 475 feet  
Subject Property Le

## Zoning Map

 B-4       R-3  
 B-5       R-MP  
 B-C-1       R1-A  
 R-1       Killeen City Limits  
 R-2

# Alternatives

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- ❑ The City Council has three (3) alternatives. The Council may:
  - ❑ Disapprove of the applicant's request;
  - ❑ Approve a more restrictive zoning district than requested by the applicant; or
  - ❑ Approve the applicant's request.

# Staff Recommendation

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- ❑ Staff recommends approval of the applicant's request to rezone the property from "A" (Agriculture) to "R-1" (Single-Family Residential District) as presented.
- ❑ Staff finds that the applicant's request is consistent with the adjacent residential land uses and is compatible with the prevailing community character.

# Commission Recommendation

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- ❑ At their meeting on October 4, 2021, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.