



CASE #Z21-29: “R-1” TO “R-2” & “B-5”

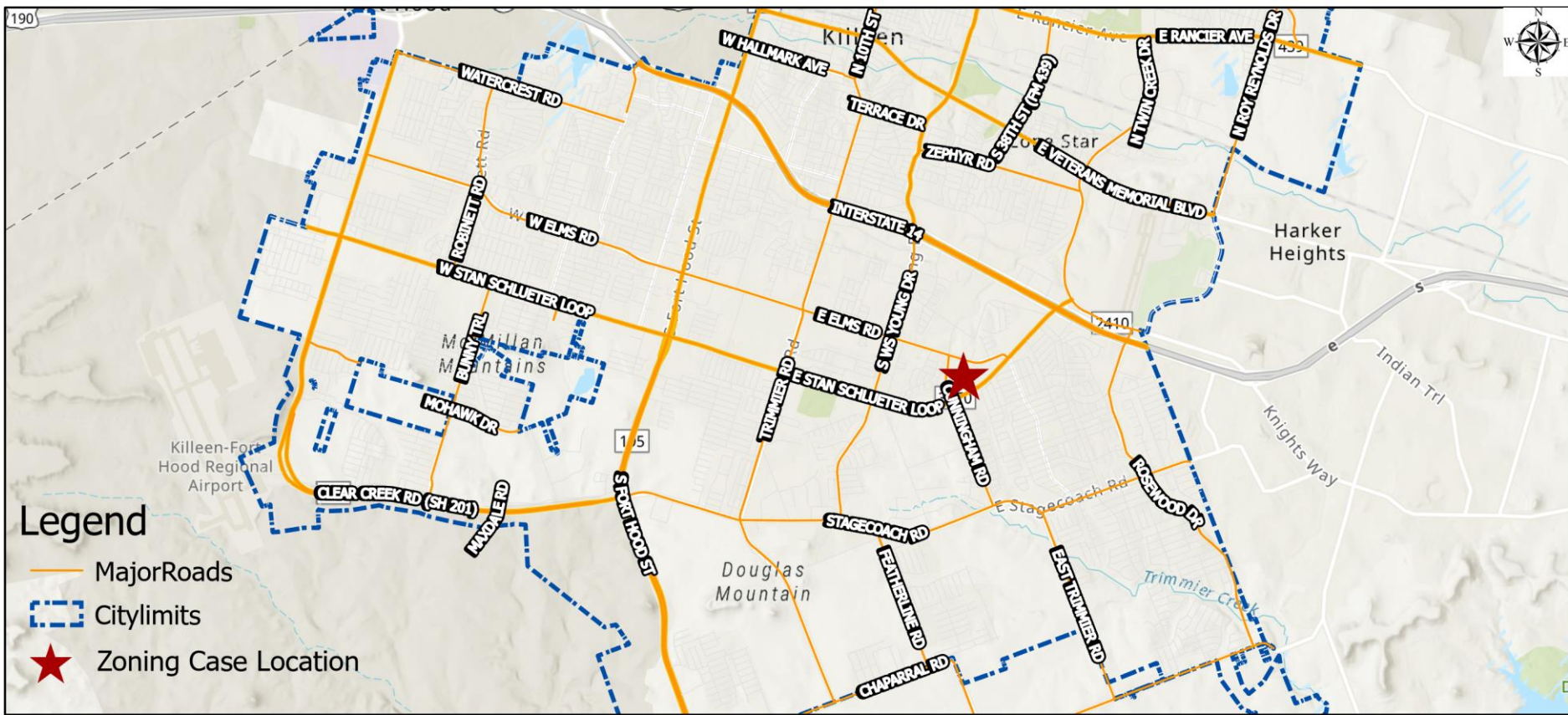
PH-21-059

November 2, 2021

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- ❑ **HOLD** a public hearing and consider a request submitted by Quintero Engineering, LLC on behalf of Rachiii Brothers, LLC (**Case #Z21-29**) to rezone approximately 24.61 acres out of the Robert Cunningham Survey, Abstract No. 199 from “R-1” (Single-Family Residential District) to “R-2” (Two-Family Residential District) and “B-5” (Business District).
- ❑ The property is located at 4302 Cunningham Road, Killeen, Texas.



Legend

- Major Roads
- City Limits
- Zoning Case Location

Attachment #1
Council District: 2
1 inch = 7,674 feet
Subject Property Legal Description: 4302 CUNNINGHAM RD

Zoning Map Zoning Case 2021-29



Attachment #3

Council District: 2

1 inch = 407 feet


Subject Property Legal Description: 4302 CUNNINGHAM RD

Zoning Map

Zoning Case 2021-29

Legend

 Citylimits

 Production.GISADMIN.ZoningCases2021 selection

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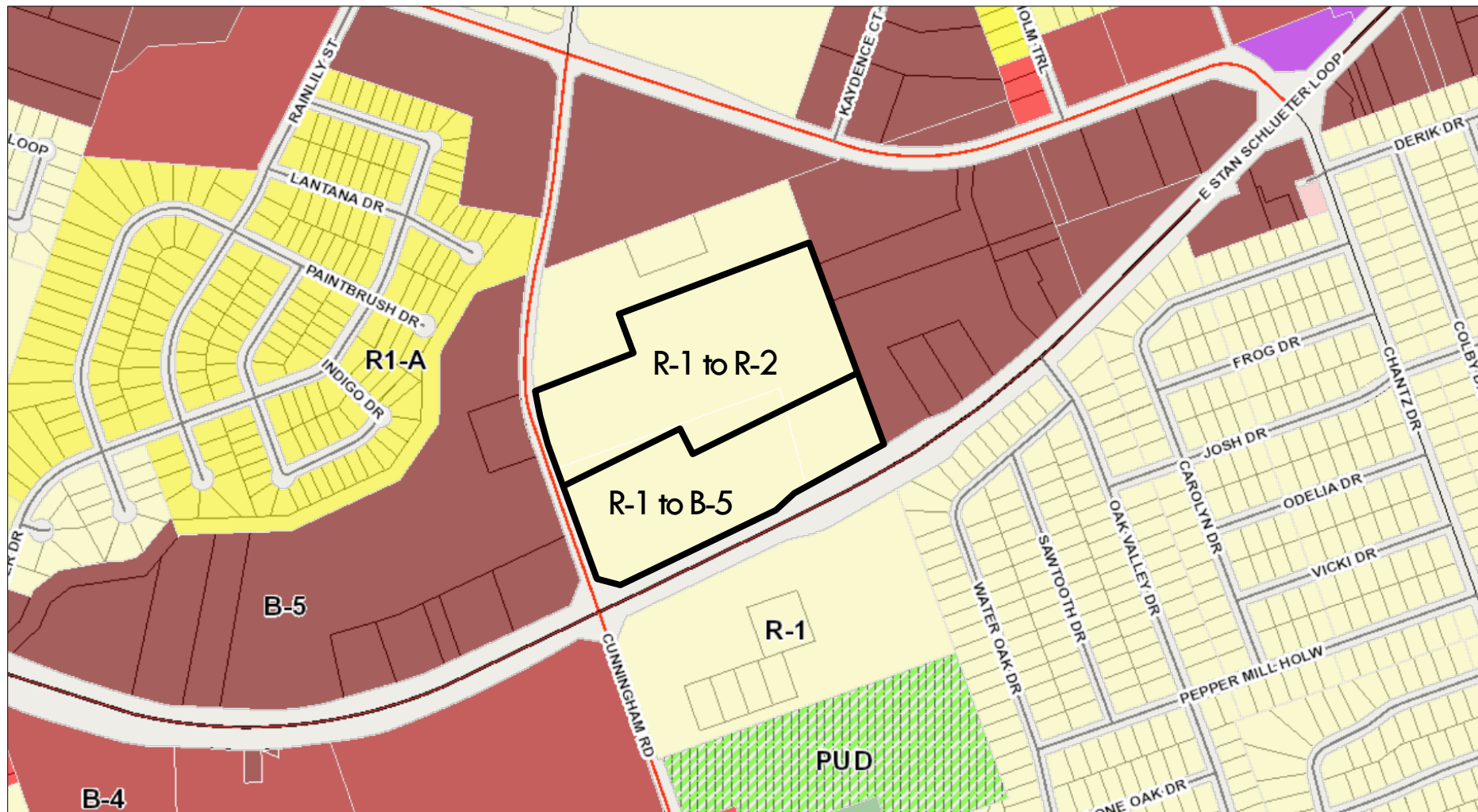
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- ❑ This property is designated as ‘General Residential (GR) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- ❑ The ‘General Residential’ (GR) designation encourages the following development types:
 - ▣ Detached residential dwellings as a primary focus;
 - ▣ Attached housing types subject to compatibility and open space standards (e.g., duplexes, townhomes, patio homes);
 - ▣ Planned developments, potentially with a mix of housing types and varying densities, subject to compatibility and open space standards;
 - ▣ Public/ institutional; and
 - ▣ Parks and public spaces.

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- Staff finds that the request for “R-2” (Two-Family Residential) is consistent with the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The request for “B-5” (Business District) is not consistent with the FLUM. However, the applicant has submitted a concurrent request to amend 10.56 acres on the Future Land Use Map from ‘General Residential’ (GR) to ‘General Commercial (GC).



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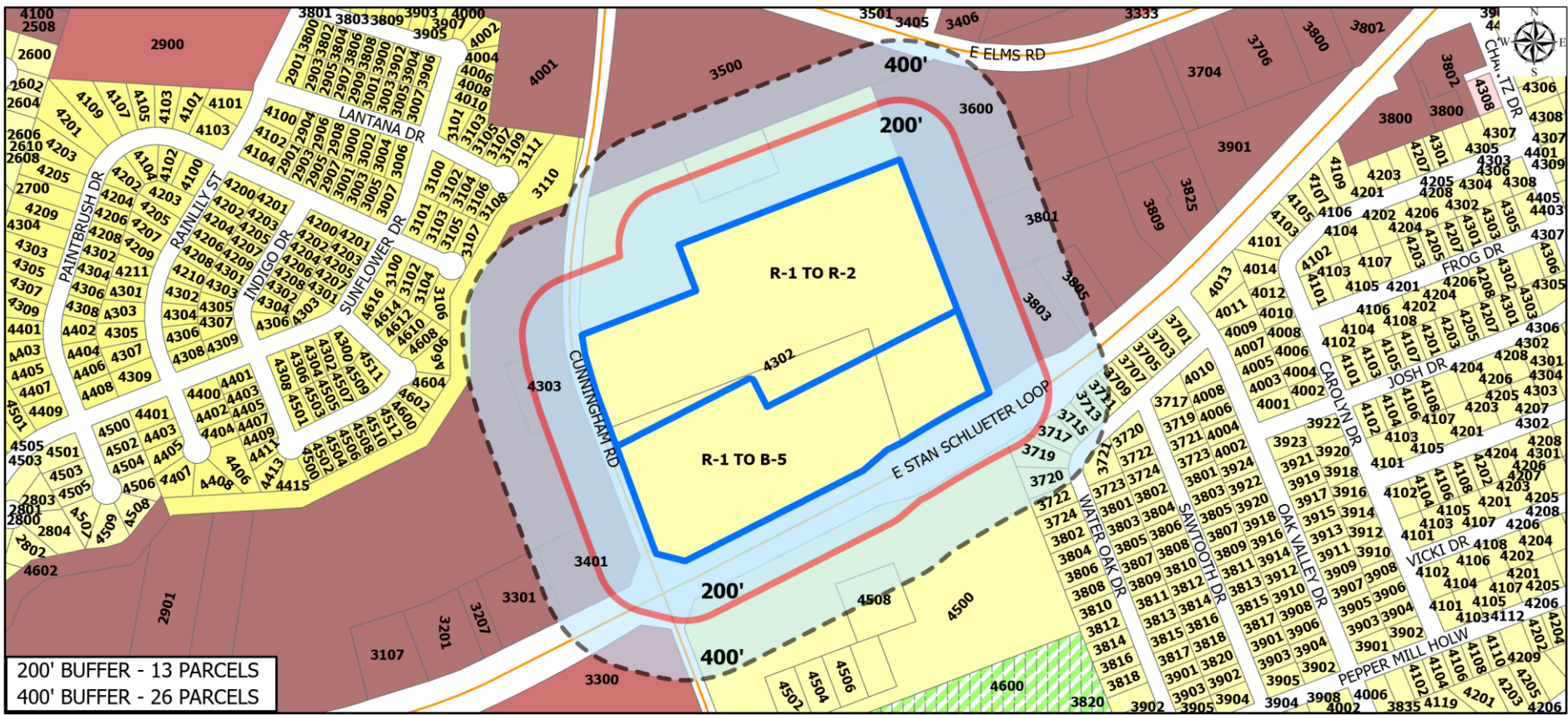
View of subject property facing north (from E Stan Schlueter Loop):



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- Staff notified twenty-five (25) surrounding property owners regarding this request.
- Of those property owners notified, thirteen (13) 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 thirteen (13) reside outside of Killeen.
- To date, staff has received no written responses regarding this request.



Attachment #1

Council District: 2

1 inch = 537 feet

Subject Property Legal Description: 4302 CUNNINGHAM RD

Zoning Map

Zoning Case 2021-29

Legend

Current Zoning

B-1

B-3

B-4

B-5

PUD

R-1

R1-A

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 "R-1" (Single-Family Residential District) to "R-2" (Two-Family Residential District) and "B-5" (Business District).
- ❑ Staff finds that the subject property's location along the frontage of E. Stan Schlueter Loop is suitable for "B-5" (Business District) zoning. Staff also finds that, based on the adjacent uses, the interior of the site is suitable for "R-2" (Two-Family Residential) development.

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.