



STAFF REPORT

DATE: November 7, 2017

TO: Ronald L. Olson, City Manager

FROM: Dr. Ray Shanaa, Executive Director of Planning and Development Services

SUBJECT: ZONING CASE #Z17-24 "B-3" (LOCAL BUSINESS DISTRICT) TO "R-2" (TWO FAMILY RESIDENTIAL DISTRICT)

BACKGROUND AND FINDINGS:

This request is submitted by V Bar Properties, L.P. to rezone approximately 1.855 acres, being out of the W. H. Cole Survey, Abstract No. 200, from "B-3" (Local Business District) to "R-2" (Two Family Residential District). The property is located on the east and west rights-of-way of Taylor Renee Drive, north of Chaparral Road, Killeen, Texas.

District Descriptions:

A building or premise in an "R-2" two-family residential district shall be used only for the following purposes:

- (1) Any use permitted in district "R-1"
- (2) Two-family dwellings

Property Specifics:

Applicant/Property Owner: V Bar Properties, L.P.

Property Location: The property is located on the east and west rights-of-way of Taylor Renee Drive, north of Chaparral Road, Killeen, Texas.

Legal Description: 1.855 acres, being out of the W. H. Cole Survey, Abstract No. 200

Zoning/ Plat Case History:

- There is no recent zoning activity for this property.
- The subject property is not platted.

Character of the Area:

Existing Land Use(s) on the Property: The subject site is vacant. The site is adjacent to "SR-1" (Suburban Residential Single-Family District) and "A-R1" (Agricultural Single-Family Residential District) zoned property. There is an existing lift station at the east corner of Taylor Renee Drive and Chaparral Road.

Historic Properties: None

Infrastructure and Community Facilities:

Water, Sewer and Drainage Services

Provider: City of Killeen

Within Service Area: Yes

Feasibility Study or Service Commitment: Water, sanitary sewer, and drainage utility services will need to be extended at the time of development.

Transportation:

Existing conditions: Access to these tracts of land is via Taylor Renee Drive which is a 60' local street.

Proposed Improvements: None

Projected Traffic Generation: Eight (8) duplex lots will generate approximately one hundred and fifty-two (152) total vehicle trips per day, with twelve (12) peak AM trips and sixteen (16) peak PM trips [Note: This data is sourced from the Institute of Transportation Engineer (ITE) Trip Generation Rates-9th Edition, provided through Spack Consulting.]. This will not negatively affect the level of service standard for a local residential street; therefore, traffic is not a concern.

Environmental Assessment:

Topography/Regulated Floodplain/Floodway/Creek: A portion of this property lies within the Rock Creek Tributary which is designated as a FEMA AE 100 year flood zone. The applicant is advised that the area being zoned shall be platted prior to any new development on this parcel. As a result, all current drainage and infrastructure design and development standards will apply for new development.

Land Use Analysis:

Plan Recommendation: The property is designated as 'General Residential.' The 'General Residential' designation encourages the following development types:

- Detached residential dwellings as the primary focus
- Attached housing types subject to compatibility and open space standards
- Planned developments, potentially with a mix of housing types and varying densities
- Public/ institutional
- Parks and public spaces

Consistency: This zoning request does not meet the compatibility standards as detailed in Chapter Two, Future Land Use and Character, of the Comprehensive Plan.

Public Notification:

Staff notified seven (7) surrounding property owners regarding this request. Staff received one written response protesting the request, as well as a petition signed by numerous individuals opposed to the request. In all, a total of three (3) respondents were property owners within the 200' notification boundary.

THE ALTERNATIVES CONSIDERED:

Which alternative is recommended?

Staff is recommending "R-1" (Single-Family Residential District) zoning based on the applicant's consent to a more restrictive district as stated during the Planning and Zoning Commission's public hearing on this matter.

Why?

Single-family housing (R-1) is more compatible with existing housing than the requested R-2 zoning.

CONFORMITY TO CITY POLICY:

This zoning request conforms to the City's policy and procedures as detailed in Chapter 31 of the Killeen Code of Ordinances.

FINANCIAL IMPACT:

What is the amount of the expenditure in the current fiscal year? For future years?

This zoning request does not involve the expenditure of city funds.

Is this a one-time or recurring expenditure?

This is not applicable.

Is this expenditure budgeted?

This is not applicable.

If not, where will the money come from?

This is not applicable.

Is there a sufficient amount in the budgeted line-item for this expenditure?

This is not applicable.

RECOMMENDATION:

The Planning and Zoning Commission recommended approval of "R-1" zoning by a vote of 4 to 1 with Commissioner Harkin in opposition. The applicant acknowledged the petition signed by the residents in the neighborhood and consented to the more restrictive district. Staff agrees with the Planning and Zoning Commission's recommendation. Additionally, staff is of the determination that the submitted request for "R-2" (Two Family District) is not consistent with the zoning of adjacent properties within this community. The existing residential housing within both the Cospers Ridge Estates subdivision and further north in Splawn Ranch are exclusively of

the single-family residential type. Additionally, duplex development will not be consistent with the character of the abutting "SR-1" zoned lots.

DEPARTMENTAL CLEARANCES:

This item has been reviewed by the Planning and Legal staff.

ATTACHED SUPPORTING DOCUMENTS:

Exhibits - Maps

Minutes

Ordinance

Objections