

## CITY COUNCIL MEMORANDUM

### AGENDA ITEM

**ZONING CASE #Z15-35 "A" (AGRICULTURAL DISTRICT) TO "R-1" (SINGLE-FAMILY RESIDENTIAL DISTRICT)**

### ORIGINATING DEPARTMENT

**PLANNING & DEVELOPMENT SERVICES**

The Killeen Independent School District (KISD) has submitted this request to rezone approximately 31.234 acres, being part of the Eugene Lasere Survey, Abstract No. 527, from "A" (Agricultural District) to "R-1" (Single-Family Residential District) to allow for a public middle school. The property is located along the east right-of-way of Bunny Trail, approximately 2,960 feet south of W. Stan Schlueter Loop (FM 3470), Killeen, Texas.

### Property Specifics

**Applicant/Property Owner:** Killeen Independent School District (KISD)

**Property Location:** The property is located on the east right-of-way of Bunny Trail, approximately 2,960 feet south of W. Stan Schlueter Loop (FM 3470), Killeen, Texas.

**Legal Description:** Part of the Eugene Lasere Survey, Abstract No. 527, Killeen, Texas.

### **Zoning/ Plat Case History:**

- This is the first zoning request of this annexed property.
- This property has a concurrent plat, Killeen ISD Middle School 13, which is being reviewed by staff.

### Character of the Area

**Existing Land Use(s) on the Property:** None. The Goodnight Ranch Addition Phase Six subdivision is located south of the subject tract.

### **Figure 1. Zoning Map**

See Attachment

**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: The existing potable water main that would serve the property is a 16-inch diameter transmission main running along the east right-of-way of Bunny Trail. Upon approval of a future development permit application, the developer would be required to extend public water mains across the property to provide adequate commercial and fire flows in accordance with the City of Killeen Code of Ordinances and other applicable development criteria. A permit applicant is solely responsible for, and shall perform and submit the results of all required testing of the public water mains to confirm adequate flow and pressure exists to support any Code-mandated fire protection measures.

Public sanitary sewer utilities are in place and immediately accessible to the tract. The existing sanitary sewer main that serves the property is a 12-inch diameter gravity interceptor main following North Reese Creek Tributary #1 bisecting the tract. Upon approval of a future development permit application, the developer would be required to extend public sanitary sewer mains across the property to provide adequate collection capacity in accordance with the City of Killeen Code of Ordinances and other applicable development criteria. No future development may be served by an existing or new on-site septic facility (OSSF).

#### **Transportation:**

Existing conditions: Bunny Trail is an urbanized road section (curb and gutter) and is classified as a 90' minor arterial (based on current L-O-S standards) on the City's adopted Thoroughfare Plan. The south portion of the school site abuts Brushy Creek Drive, which is a 60' local street.

Proposed Improvements: The applicant is proposing to construct proposed Briar Patch Lane, which will tie into Bunny Trail. Any new modes of ingress/egress to the tract from Bunny Trail will be disciplined through the policies of the City's Thoroughfare Development Manual when the property is developed.

Projected Traffic Generation: The school site will generate significant traffic at specific times of the day during the school year.

#### **Environmental Assessment**

**Topography:** The site is undulating with various changes in elevation.

**Regulated Floodplain/Floodway/Creek:** This property is located in a Zone X Special Flood Hazard Area. There are no known wetlands on this parcel.

#### **Land Use Analysis**

**Land Use Plan:** This area is designated as 'Rural' on the Future Land Use Map (FLUM) of the Comprehensive Plan.

**Plan Recommendation:** The 'Rural' character encourages Public/ institutional as well as parks and public spaces.

**Consistency:** Consistent; public / institutional land uses are allowed within the 'Rural' designation.

### **Public Notification**

The staff notified forty-five (45) surrounding property owners within a 200' notification boundary regarding this request. Staff has received two protests from Alan Essenberg, the owner of 2713 Montague County Drive and Justin and Brittany McLaughlin, the owners of 2711 Montague County Drive. These protests have been included for Council's consideration.

### **Recommendation**

The Planning & Zoning Commission recommended approval (by a vote of 6 to 0) of the R-1 zoning district for this parcel for further development of the middle school.

Each lot shall have a fully sodded yard.