



STAFF REPORT

DATE: July 2, 2019

TO: Ronald L. Olson, City Manager

FROM: Dr. Ray Shanaa, Exec. Dir. Of Planning and Development Services

SUBJECT: ZONING CASE #Z19-13 "B-3" (Local Business District) to "R-2" (Two-Family Residential District) and "R-3F" (Multifamily Residential District)

Background and Findings:

This request, submitted by Clark & Fuller, on behalf of True Fountain, L.L.C. is to rezone approximately 4.631 acres, being all of Lot 18 and part of Lot 19, Block 1, Southwest Crossing, from "B-3" (Local Business District) to "R-2" (Two-family Residential District) and "R-3F" (Multifamily Residential District). The properties are addressed as 6306 Trimmier Road and 6309 Turkey Trot Road, Killeen, Texas.

"R-2" District Descriptions

A building or premise in a district "R-2" Two-family Residential District shall be used only for the following purposes:

- (1) Any use permitted in district "R-1" (Single-family Residential District)
- (2) Two-Family dwellings.

"R-3F" District Descriptions

A building or premise in a district "R-3F" Multi-family Residential District shall be used only for the following purposes:

- (1) Any use permitted in district "R-1" (Single-family Residential District)
- (2) Multifamily structures containing three (3) or four (4) separate dwelling units.
- (3) Institutions of a religious, educational, charitable or philanthropic nature, but not a penal or mental institution.
- (4) Licensed group or community home housing five (5) or fewer persons.
- (5) Accessory buildings and uses, customarily incident to the above uses and located on the same lot therewith, not involving the conduct of a business.

Property Specifics:

Applicant / Property Owner: True Fountain, L.L.C.

Property Location: 6306 Trimmier Road and 6309 Turkey Trot Road, Killeen, Texas.

Legal Description: Lots 18 and 19, Block 1, Southwest Crossing

Zoning/ Plat Case History:

- The property was zoned from "A-R1" (Agricultural Single-Family Residential District) to "B-3" (Local Business District) on October 19, 2010, per ordinance no. 10-062.
- The property was platted as Southwest Crossing and filed for record with Bell County on September 10, 1984, in Plat Book A, Page 359-A.

Character of the Area:

Existing Land Use(s) on the Property: The property, 6306 Trimmier Road, is a single-family residential dwelling. The property located at 6309 Turkey Trot Road is currently undeveloped. The surrounding adjoining properties are predominantly estate style lots with agricultural use or vacant undeveloped lots. All residential lots west of Trimmier road are either single-family garden home properties or two-family dwelling units.

Historic Properties: None

Community Infrastructure and Environmental Assessment:

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 are located within the City of Killeen municipal utility service area and available to the subject tract. However, it will be necessary to extend public utility infrastructure to each lot, prior to the release of the lot(s) for residential and commercial construction purposes.

Transportation:

Existing conditions: The current properties are accessed via Trimmier Road and Turkey Trot Road, which are classified as a 110' Minor Arterial and Local Street, respectively, on the City's adopted Thoroughfare Plan.

Proposed Improvements: The applicant is proposing to construct a cul-de-sac for the proposed two-family use with ingress/egress off of Trimmier Road. Access for the proposed "R-3F" use will be off Turkey Trot.

Projected Traffic Generation: A typical single-family home will generate ten (10) vehicle trips per day, so duplex units will effectively double that generation rate. Therefore, each lot, if constructed with a duplex, will generate twenty (20) vehicle trips per day. Fourplex development will quadruple the vehicle trips per day [note-this data is sourced from the Institute of Transportation Engineer (ITE) Trip Generation Rates-9th Edition, provided through Spack Consulting].

Environmental Assessment:

There are no known environmental constraints for these lots. The lots are not within any FEMA regulatory Special Flood Hazard Area (SFHA) and there are no known wetlands on or adjacent to the parcel.

Land Use Plan: The property is designated as 'Estate' (E) on the Future Land Use Map (FLUM) of the Comprehensive Plan.

The 'Estate' ('E') designation encourages the following development types:

- Detached residential dwellings
- Public/ institutional
- Parks and public spaces

'Estate' ('E') characteristics:

Transition between suburban and rural character areas, with further progression along the character spectrum toward environments where the landscape is visually dominant over structures. This designation is still in the suburban portion of character spectrum, but with larger lots (typically 1 acre minimum), especially where required by public health regulations to allow for both individual water wells and on-site septic systems on properties where centralized water and/or wastewater service is not available or feasible.

Public Notification:

Staff notified eighteen (18) surrounding property owners regarding this request; as of the date of this staff report, no responses have been received.

THE ALTERNATIVES CONSIDERED:

The City Council may 1): approve or disapprove the applicant's zoning request as presented; or 2) approve a more restrictive zoning district.

Which alternative is recommended?

Staff recommends that the Council disapprove the applicant's zoning request.

Why?

Staff is of the determination that the current request for "R-2" and "R-3F" zoning is not consistent with the historic residential development pattern of the adjacent Southwest Crossing community. While the request does serve as infill development, the proposal is at odds with the current character of the predominantly estate style single-family lot housing in the immediate area. Staff is of the determination that this tract of land is zoned appropriately as commercial use. This area has ample multi-family dwellings, but limited local small-scale commercial establishments. Therefore, the community would better benefit from local business use of this site.

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 disapproval of the applicant's "R-2" and "R-3F" zoning request by vote of 4 to 1, with Commissioner Gukeisen in opposition to the motion.

DEPARTMENTAL CLEARANCES:

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

ATTACHED SUPPORTING DOCUMENTS:

Map
Minutes
Ordinance
Pharr vs. Tippitt