

CITY COUNCIL MEMORANDUM

AGENDA ITEM

ZONING CASE #Z16-10 "B-3" (LOCAL BUSINESS DISTRICT) TO A PLANNED UNIT DEVELOPMENT (PUD) WITH "SF-2" (SINGLE-FAMILY RESIDENTIAL DISTRICT) USES.

ORIGINATING DEPARTMENT

PLANNING & DEVELOPMENT SERVICES

This request is to rezone approximately 10.89 acres out of the Azra Webb Survey, Abstract No. 857, from "B-3" (Local Business District) to a Planned Unit Development (PUD) with "SF-2" (Single-Family Residential District) uses. The property is located on the west side of Trimmier Road between Judy Drive and Deorsam Loop, Killeen, Texas.

PUD Request:

The applicant is requesting modification of the front yard setback to having not less than twenty (20) feet, from the current "SF-2" standard of not less than twenty-five (25) feet.

The applicant is requesting modification of the architectural design standard for "SF-2" zoning. They are proposing that the homes have a minimum of 75% brick, stucco, or stone veneer for exterior walls excluding doors, windows, and gables; the current standard is 50%.

District Descriptions:

A building or premises in a district "SF-2" single-family residential district shall be used only for the following purposes:

- (1) Single-family dwellings meeting the criteria of the garden home district, with a minimum floor area of one thousand one hundred (1,100) square feet
- (2) All uses allowed in section 31-186, including those defined as home occupation uses

Property Specifics

Applicant/Property Owner: Killeen BES, Ltd., Killeen EGS Property, Ltd., Bentina Ltd.

Property Location: The property is located on the west side of Trimmier Road between Judy Drive and Deorsam Loop, Killeen, Texas.

Legal Description: Approximately 10.89 acres out of the Azra Webb Survey, Abstract No. 857

Zoning/ Plat Case History:

- There is no recent zoning for this property. The property is unplatted.

Character of the Area

Existing Land Use(s) on the Property: Undeveloped and vacant. This location is surrounded by a mixture of residential uses from "R-1" (Single-Family Residential) to "A" (Agricultural Residential) and undeveloped commercial zoning.

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

Water, sanitary sewer, and drainage utility services are readily accessible to the subject property located within the City of Killeen municipal utility service area. Adequate potable water and sanitary sewer capacity are available to the tract. The property is currently part of a remainder tract and will be required to be platted prior to development. Public storm drainage infrastructure lies within the abutting right-of-way. Detention of post development storm water run-off will be required if inadequate capacity remains within existing drainage infrastructure. Ingress/egress to the property would be limited to the single point of existing ingress/egress to Trimmier Road, a major arterial street and one along Atlas Avenue and Constellation Drive, both local residential streets. No proposed right-of-way taking affects the property.

It shall be noted that Public Works personnel have performed only a basic assessment of publicly-dedicated water and sanitary sewer infrastructure that would serve this property. The property owner and his agents are cautioned that unknown or unforeseen site conditions may require remedial action to provide safe and adequate water, sewer, or drainage service to the property. Further, City of Killeen development regulations require that capacity analyses related to development of the property are the sole responsibility of the owner. The owner or his agents, acting as the permit applicant for redevelopment of the subject property, shall coordinate tie-in to all publicly dedicated infrastructure with the Public Works Department.

Transportation:

Existing conditions: Trimmier Road is designated as a 90' minor arterial on the City's approved Thoroughfare Plan.

Proposed improvements: None

Projected Traffic Generation: The traffic impact will be marginal.

City's approved Thoroughfare Plan. No proposed right-of-way taking affects the property.

Environmental Assessment

Topography/Regulated Floodplain/Floodway/Creek: The tract does not lie within a FEMA regulatory Special Flood Hazard Area (SFHA).

Land Use Analysis

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

Plan Recommendation: The Comprehensive Plan calls for a wide range of commercial, retail, and service uses, at varying scales and intensities depending on the site.

Consistency: The rezone request is not consistent with the Comprehensive Plan. The applicant has submitted a separate request to amend the FLUM to 'General Residential.'

Public Notification

The staff notified seventy-two (72) surrounding property owners regarding this request. Staff has received no responses.

Recommendation

The Planning & Zoning Commission recommended approval of the PUD with the requested "SF-2" modifications by a vote of 5 to 1, with Commissioner Harkin voting in opposition.