



STAFF REPORT

DATE: April 5, 2022
TO: Kent Cagle, City Manager
FROM: Edwin Revell, Executive Director of Development Services
SUBJECT: ZONING CASE #Z22-14: "B-5" (BUSINESS DISTRICT) TO "R-1"
(SINGLE-FAMILY RESIDENTIAL DISTRICT)

BACKGROUND AND FINDINGS:

Property Information:

Property Owner: Gurunath Vadamudala
Agent: Edward McIntyre
Current Zoning: "B-5" (Business District)
Requested Zoning: "R-1" (Single-Family Residential District)
Future Land Use Designation: 'General Residential' (GR)

Summary of Request:

Edward McIntyre, on behalf of Gurunath Vadamudala, has submitted a request to rezone Holder Addition, Block 1, Lot 1, from "B-5" (Business District) to "R-1" (Residential Single-Family District). If approved, the applicant intends to develop a single-family home on the property.

Zoning/Plat Case History:

The property was rezoned via Ordinance No. 86-67 from "R-1" (Single-Family Residential District) to "B-5" (Business District) on September 23, 1986. The property was platted as Holder Addition, Block 1, Lot 1 on August 24, 1950.

Character of the Area:

	Current Land Use	Zoning District	Future Land Use
North	Vacant	R-3 (Multifamily Residential District)	General Residential (GR)
East	Single-family home	R-1 (Single-Family Residential District)	General Residential (GR)
South	Single-family home	R-1 (Single-Family Residential District)	General Residential (GR)

West	Multifamily home and single-family home	R-3 (Multifamily Residential District)	General Residential (GR)
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Future Land Use Map Analysis:

This property is designated as 'General Residential (GR) on the Future Land Use Map (FLUM) of the Comprehensive Plan.

The 'General Residential' (GR) designation encompasses most existing residential areas within Killeen. The character of 'General Residential' (GR) areas is typically auto-oriented (especially where driveways and front-loading garages dominate the front yard and building facades of homes), which can be offset by "anti-monotony" architectural standards, landscaping, and limitations on "cookie cutter" subdivision layouts characterized by straight streets and uniform lot sizes and arrangement.

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.

This request is consistent with the Future Land Use Map (FLUM) of the Comprehensive Plan.

Water, Sewer and Drainage Services:

Provider: City of Killeen

Within Service Area: Yes

Feasibility Study or Service Commitment: Water, sanitary sewer and drainage utility service is located within the City of Killeen municipal utility service area and available to the subject tract.

Transportation and Thoroughfare Plan:

Ingress and egress to the property is from 18th Street and Culp Avenue, which are classified as 60' wide local streets on the City of Killeen Thoroughfare Plan.

Environmental Assessment:

The property is not within any FEMA regulatory Special Flood Hazard Area (SFHA). There are no other known wetland areas on or adjacent to the property as identified on the National Wetlands Inventory.

Public Notification:

Staff notified fifty-seven (57) surrounding property owners regarding this request. Of those notified, thirty-seven (37) properties were located outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and seventeen (17) reside outside of Killeen. As of the date of this staff report, staff has received no written responses regarding this request.

Staff Findings:

The subject property is surrounded on all four sides by property that is zoned for residential use. Therefore, staff finds the applicant’s request consistent with the surrounding land uses and prevailing community character.

THE ALTERNATIVES CONSIDERED:

The City Council has three (3) alternatives. The Council may:

- Disapprove the applicant’s zoning request;
- Approve a more restrictive zoning district than requested by the applicant; or
- Approve the applicant’s zoning request as presented.

Which alternative is recommended? Why?

Staff recommends approval of the applicant’s request to rezone the property from “B-5” (Business District) to “R-1” (Single-Family Residential District) as presented.

The subject property is surrounded on all four sides by property that is zoned for residential use. Therefore, staff finds the applicant’s request consistent with the surrounding land uses and prevailing community character.

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:

At their regular meeting on March 7, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 8 to 0.

DEPARTMENTAL CLEARANCES:

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

ATTACHED SUPPORTING DOCUMENTS:

Maps
Site Photos
Minutes
Ordinance
Considerations