



## STAFF REPORT

**DATE:** April 28, 2020

**TO:** Kent Cagle, City Manager

**FROM:** Tony McIlwain, Exec. Dir. of Planning and Development Services

**SUBJECT:** ZONING CASE #Z20-06: "A" (Agricultural District) to "R-1" (Single-Family Residential District).

### **BACKGROUND AND FINDINGS:**

#### Summary of Request:

This request submitted by Belton Engineering, Inc. to rezone approximately 55.931 from "A" (Agriculture) to "R-1" (Single-Family Residential District) for a residential development. The subject property is generally located east of Rahman Subdivision Phase One and west of Hercules Avenue. The applicant intends to develop the land to accommodate approximately 224 single-family residential lots. The actual number of lots and site development will take place during the platting process.

The requested "R-1" (Single-Family Residential) zoning district allows single family residential lots having a minimum area of 6,000 square feet and a minimum lot width of 60 feet. It also allows uses including schools, churches, cemeteries, playgrounds, reservoirs, etc.

#### Zoning/ Plat Case History:

The subject property was annexed on December 16, 1996, and was initially zoned "A" (Agricultural). The subject property is not platted.

#### Character of the Area:

The entirety of the proposed rezoning area is currently undeveloped land. The surrounding community is made up of a mix of residential developments of varying densities and undeveloped agriculturally zoned land.

#### Future Land Use Map Analysis:

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

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.

The applicant's zoning request is consistent with the Comprehensive Plan.

Water, Sewer, and Drainage Service:

Water, sanitary sewer and drainage utility service is located within the City of Killeen utility service area and available to the subject tract.

Transportation and Thoroughfare Plan:

Ingress and egress to the current phase of the development is via Omar Drive, which is classified as 60' Local Street on the City of Killeen adopted Thoroughfare Plan. Seven (7) existing 60' Local Street stub-outs will provide access to the developed site. The Thoroughfare Plan calls for the extension of two seventy (70) foot collector streets through the subdivision. This will create a total of four (4) ingress and egress options for the development. The property is expected to develop into approximately 300 single-family residential lots. A typical single-family residential home can generate ten (10) 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]. This development could see an increase of up to 2,240 vehicle trips per day.

Public Notification:

Staff notified two hundred and sixty-eight (268) surrounding property owners regarding this request. As of the date of this staff report, four responses have been received indicating there is no objection to the rezoning and one response has been received in opposition to the request.

Staff Findings:

Staff finds that the applicant's zoning request is consistent with Future Land Use Map (FLUM).

**THE ALTERNATIVES CONSIDERED:**

The City Council may:

- Disapprove the applicant's "R-1" zoning request;
- Approve a more restrictive zoning district than requested by the applicant; or
- Approve the applicant's "R-1" zoning request.

**Which alternative is recommended?** Staff is recommending approval the applicant's "A" (Agriculture District) to "R-1" (Single-Family Residential District) request.

**Why?** The applicant's intended use and zoning request is consistent with the future land use map.

**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 the applicant's zoning request by a vote of 5 to 0.

**DEPARTMENTAL CLEARANCES:**

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

**ATTACHED SUPPORTING DOCUMENTS:**

Maps  
Aerial  
Minutes  
Ordinance  
Considerations  
Responses