

CITY COUNCIL MEMORANDUM

AGENDA ITEM

ZONING CASE #Z16-23 "R-1" (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO "A" (AGRICULTURAL DISTRICT)

ORIGINATING DEPARTMENT

PLANNING & DEVELOPMENT SERVICES

John and Kimberly Anne Jones-Greenwalt submit this request to rezone approximately three (3) acres out of the J. S. Wilder Survey, Abstract No. 780, from "R-1" (Single-Family Residential District) to "A" (Agricultural District). The property is located at 2707 Polk Street, Killeen, Texas.

A building or premises in a district "A" (Agricultural District) shall be used only for the following purposes:

- (1) Stables, commercial or private
- (2) Agricultural uses to include animal production, crop production, horticulture, and support housing
- (3) Home occupations as permitted in district "R-1" (Single-Family Residential District)
- (4) Agricultural single-family residential in accordance with division 3 of this article
- (5) Accessory buildings customarily incident to the uses in this section

Property Specifics

Applicant/Property Owner: John and Kimberly Anne Jones-Greenwalt

Property Location: 2707 Polk Street, Killeen, Texas

Legal Description: J.S. Wilder Survey, Abstract No. 780

Zoning/ Plat Case History:

- There is no recent zoning activity for this property.
- The property has not been platted.

Character of the Area

Existing Land Use(s) on the Property: This property contains an existing single family residence. The surrounding community is characterized by large lot single-family housing and large homestead tracts.

Historic Properties: There are no historic structures on this property.

Figure 1. Location Map

See Attachment

Infrastructure and Community Facilities

Water, Sewer and Drainage Services:

Provider: City of Killeen

Within Service Area: Yes

Feasibility Study or Service Commitment: The extension of water and sewer is not required for this proposed use.

Transportation:

Existing conditions: Polk Street is characterized as a local street on the City's adopted Thoroughfare Plan.

Proposed Improvements: There are no planned transportation improvements as part of this zoning request.

Projected Traffic Generation: There will be no increase in traffic as a result of this consideration.

Environmental Assessment

Topography/Regulated Floodplain/Floodway/Creek: This site ranges in elevation from 834' to 842' and does not lie within a FEMA regulatory Special Flood Hazard Area (SFHA).

Land Use Analysis

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

Plan Recommendation: The Comprehensive Plan allows the following development types within the 'Estate' designation: detached residential dwellings, public/institutional uses, and parks and public spaces.

Consistency: The applicant's request is consistent with the FLUM.

Public Notification

The staff notified nine surrounding property owners regarding this request. Staff has received no protests.

Recommendation

The Planning & Zoning Commission recommended approval by a vote of 8 to 0 for the applicant's zoning request.