

CITY COUNCIL MEMORANDUM

AGENDA ITEM

ZONING CASE #Z14-10 A-R1 (AGRICULTURAL SINGLE-FAMILY RESIDENTIAL DISTRICT) to SR-1 (SUBURBAN RESIDENTIAL SINGLE-FAMILY DISTRICT)

ORIGINATING DEPARTMENT PLANNING & DEVELOPMENT SERVICES

Nature of the Request

W.B.W. Land Investments, L. P. has submitted this request to rezone approximately 12.36 acres, being part of the Azra Webb Survey, Abstract No. 857, from A-R1 (Agricultural Single-Family Residential District) to SR-1 (Suburban Residential Single-Family District). The property is located on the north right-of-way of Stagecoach Road, approximately 270 feet west of Rein Drive, Killeen, Texas.

SR-1 Use regulations:

Single-family detached dwellings
Any use permitted in Section 31-186 [1-13(b)]

Property Specifics

Applicant/Property Owner: W.B.W. Land Investments, L.P.

Property Location: The property is located on the north right-of-way of Stagecoach Road, approximately 270 feet west of Rein Drive, Killeen, Texas.

Legal Description: Part of the Azra Webb Survey, Abstract No. 857, Killeen, Texas.

Zoning/Plat Case History:

The property was annexed into the City of Killeen on May 1, 2004, per Ordinance #04-12.

The property was zoned A-R1 (Agricultural Single-Family Residential District) on April 26, 2005, per Ordinance #05-31.

The property has not been platted.

Character of the Area

Existing Land Uses(s) on the Property: None. The prevailing lot size of the Wagon Wheel and Stagecoach Road subdivision (immediately to the east) are of the larger lot variety.

Figure 1. Zoning Map

See Attachment

Figure 2. Street Map

See Attachment

Historic Properties: None

Infrastructure and Community Facilities

Water, Sewer and Drainage Services:

Provider: City of Killeen.

Within Service Area: Yes.

Feasibility Study or Service Commitment: Water and sewer services are available to the subject tract. The developer would extend water and sewer infrastructure as part of the development of this property.

Transportation:

Existing Conditions: Stagecoach Road is classified as a 90 foot minor arterial on the City's Thoroughfare Plan.

Proposed Improvements: None as part of this project.

Projected Traffic Generation: Minimal.

Environmental Assessment

Topography: The natural elevation contours illustrates that the property is flat with adequate tree cover.

Regulated Floodplain/Floodway/Creek: This lot is not within any FEMA regulatory Special Flood Hazard Area (SFHA).

Land Use Analysis

Land Use Plan: This area is designated as 'Suburban Residential' on the Comprehensive Plan's Future Land Use Map (FLUM).

Plan Recommendation: The 'Suburban Residential' character encourages detached residential dwelling, planned developments to provide for other housing types (e.g., townhouse, patio) in a suburban character setting, public/institutional, parks and public spaces. The characteristics of this designation include:

- Larger baseline minimum lot sizes to allow for larger front yard, building setbacks, and side yard separation

- Less noticeable accommodation of vehicles

- Encourages small lot sizes in exchange for greater open space set asides

- Encourages conservation design or cluster development

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

Public Notification

The staff notified fort-eight (48) surrounding property owners within a 200 foot notification boundary regarding this request. Staff has received responses from multiple individuals. A total of 13 property owners within the 200' notification boundary have protested this zoning request; these have been included for your review. The 13 verified property owners represent 20.4% of the area of the lots immediately adjoining the area and within 200 feet of the area covered by the proposed change. Therefore, the proposed change must receive the affirmative vote of a least three-fourths of all members of City Council to take effect.

Recommendation

The Planning and Zoning Commission recommended approval of the SR-1 (Suburban Residential Single-Family District) zoning request by a vote of 6 to 0. The district is an appropriate zoning for this area as designated in the Comprehensive Plan. Some of the core differences between the SR-1 and R-1 zoning districts are the minimum lot size (8,400 sq. ft/ versus 6,000 sq. ft respectively) and minimum side yard setbacks (10' versus 7' respectively). As referenced in Chapter 7, *Implementation*, Page 7.2, of the Comprehensive Plan, these aforementioned zoning regulations are the basic "keys to ensuring that the form, character and quality of development reflect the City's Planning objectives."