

CITY COUNCIL MEMORANDUM

AGENDA ITEM

ZONING CASE #Z14-09 FROM A-R1 (AGRICULTURAL SINGLE-FAMILY RESIDENTIAL DISTRICT), R-1 (SINGLE-FAMILY RESIDENTIAL DISTRICT) AND B-3 (LOCAL BUSINESS DISTRICT) TO SR-1 (SUBURBAN RESIDENTIAL SINGLE-FAMILY DISTRICT)

ORIGINATING DEPARTMENT

PLANNING & DEVELOPMENT SERVICES

Nature of the Request

G. Wayne Cospers has submitted this request to rezone approximately 23.148 acres, out of the W. H. Cole Survey, Abstract No. 200, from A-R1 (Agricultural Single-Family Residential District), R-1 (Single-Family Residential District) and B-3 (Local Business District) to SR-1 (Suburban Residential Single-Family District). The applicant is rezoning the property for residential development.

SR-1 Use regulations:

A building or premises in a SR-1 Suburban Residential Single-Family District shall be used only for the following purpose:

- (1) Single-Family detached dwellings.
- (2) Home occupations, accessory uses and buildings as permitted in Section 31-186(13).

Property Specifics

Applicant/Property Owner: G. Wayne Cospers

Property Location: The property is located south of Cospers Ridge Estates, Phase Four and north of Chaparral Road, Killeen, Texas.

Legal Description: 23.148 acres, out of the W. H. Cole Survey, Abstract No. 200, Killeen, Texas.

Zoning/Plat Case History:

- The property was initially zoned A-R1 (Agricultural Single Family Residential District) per ordinance 05-31 on April 26, 2005.
- This property will be platted as Cospers Ridge Estates, Phase Five.

Character of the Area

Existing Land Uses(s) on the Property: The subject property is undeveloped and vacant. The surrounding land uses are single family residential in nature with large undeveloped tracts to the east.

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

Feasibility Study or Service Commitment: Water, sanitary sewer, and drainage utility services are available and will be extended to the tract as part of the Cosper Ridge Phase Five subdivision.

Transportation:

Existing Conditions: Access to the property is through a series of local streets, which extend through the Splawn Ranch Subdivision, previous phases of Cosper Ridge Estates and from Chaparral Road.

Proposed Improvements: The property owner has submitted a subdivision plat for residential development.

Projected Traffic Generation: There will be a moderate increase in traffic as a result of this zoning action.

Environmental Assessment

Topography: The property ranges in elevation from 848' to 890'.

Regulated Floodplain/Floodway/Creek: A portion of Rock Creek Tributary 1 lies within this property. The property is designated as an AE zone regulatory Special Flood Hazard Area (SFHA).

Land Use Analysis

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

Plan Recommendation: The 'Suburban Residential' character encourages detached residential dwellings, 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 yards, building setbacks, and side yard separation
- Less noticeable accommodation of vehicles
- Encourages smaller lot sizes in exchange for greater open space set asides
- Encourages conservation design or cluster development

Consistency: The change of zoning request is consistent with the Adopted Future Land Use Map (FLUM) a component of the Comprehensive Plan.

Public Notification

The staff notified four surrounding property owners regarding this request. Staff has received no responses.

Recommendation

The Planning and Zoning Commission recommended approval of the applicant's change of zoning request by a vote of 7 to 0 since it is consistent with the Comprehensive Plan.