

CITY COUNCIL MEMORANDUM

AGENDA ITEM

ZONING CASE #Z15-38 "R-1" (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO "A-R1" (AGRICULTURAL SINGLE-FAMILY RESIDENTIAL DISTRICT)

ORIGINATING DEPARTMENT

PLANNING & DEVELOPMENT SERVICES

Gary and Elizabeth Wilson are requesting a change of zoning from "R-1" (Single-Family Residential District) to "A-R1" (Agricultural Single-Family Residential District) for Lot 7, Block 1, Shannon Addition. This property is locally known as 6909 Shannon Circle, Killeen, Texas.

Use Regulations:

A building or premises in a district "A-R1" (Agricultural Single-Family Residential District) shall be used only for the following purpose:

- (1) Single-family residential homes.
- (2) Home occupations, accessory uses and buildings as permitted in Section 31-186(13).
- (3) Parks and recreation areas.
- (4) Churches, synagogues, chapels and similar places of religious worship.
- (5) Country clubs or golf courses, but not including miniature golf courses, driving ranges or similar forms of commercial amusement.
- (6) Crop and tree farming, but not including the raising of animals or fowl for commercial purposes, or the sale of any products at retail on the premises.
- (7) Public and quasi-public buildings for cultural use.
- (8) Utility substations.

Permitted Accessory Uses:

- (1) One guest home per lot shall be permitted in the district subject to the following standards:
 - a. The guest house shall be a detached accessory use to a principal residence.
 - b. The maximum allowed area of the guest house shall not exceed twenty five (25) percent of the floor area of the principal residence (exclusive of garages).
 - c. One additional off-street parking space shall be required.
 - d. The rental or lease of a guest house shall be prohibited.
- (2) Non-commercial, animal holding pens of any kind, being no closer than fifty (50) feet from a street line and no closer than two hundred and fifty (250) feet from lot line.

Area Regulations:

Size of yards: The size of yards in the district "A-R1" agricultural single-family residential district shall be as follows:

- (1) *Front yards.* There shall be a front yard having a depth of not less than thirty (30) feet.
- (2) *Side yards.* There shall be a side yard on each side of the lot having a width of not less than twenty (20) feet. A side yard adjacent to a side street shall not be less than twenty-five (25) feet.
- (3) *Rear yards.* There shall be a rear yard having a depth of not less than forty (40) feet.

Size of lot: The size of lots in a district "A-R1" agricultural single-family residential district shall be as follows:

(1) *Lot area*. No building or structure shall be erected on any lot having less than one (1) acre.

(2) *Lot width*. The width of the lot shall not be less than one hundred (100) feet at the front building line.

Property Specifics

Applicants/Property Owners: Gary and Elizabeth Wilson

Property Location: This property is located southeast of the intersection of Trimmier Road and Stagecoach Road, Killeen, Texas. This property is locally known as 6909 Shannon Drive, Killeen, Texas.

Legal Description: Lot 7, Block 1, Shannon Addition.

Zoning/ Plat Case History:

- This property was zoned "R-1" following its January 22, 2008 annexation into the Killeen city limits. This is the first rezoning request by this property owner.
- This property is platted as part of Shannon Addition.

Character of the Area

Existing Land Use(s) on the Property: The subject property is fully developed with a single-family residential dwelling. The surrounding properties are single-family residential homes on large lots. The properties located to the east and south are large undeveloped lots that are zoned "A" (Agricultural District).

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 readily available to the above subject property proposed to be rezoned within the City of Killeen municipal utility service area. All property lies entirely within a previously platted and fully built-out subdivision - Shannon Addition. All supporting public utilities and public streets have been accepted and dedicated to the City for maintenance. All streets within the subdivision are at the desired level of service. The property owners and their agents are cautioned that unknown or unforeseen site conditions may require remedial action to provide

safe and adequate water, sewer, or drainage service to the property. Further, City of Killeen development regulations require that capacity analyses related to development of the property are the sole responsibility of the owner. The owner or his agents, acting as the permit applicant for the subject property, shall coordinate tie-in to all publicly dedicated infrastructure with the Public Works Department.

Transportation:

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

Proposed Improvements: Improvements to Stagecoach Road will occur as part of the Stagecoach Road Improvements Phase 2 CIP project currently under construction.

Projected Traffic Generation: No new development is proposed with this rezoning request; therefore no change in traffic generation is expected.

Environmental Assessment

Topography/Regulated Floodplain/Floodway/Creek: The proposed development is not within any regulatory FEMA Special Flood Hazard Area (SFHA).

Land Use Analysis

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

Plan Recommendation: The Comprehensive Plan recommends:

- Detached residential dwellings;
- Planned development to provide for other housing types (e.g., duplexes, townhomes, patio homes);
- Public/institutional; and
- Parks and public spaces.

Consistency: The zoning request is consistent with the Comprehensive Plan with the adopted Future Land Use Map.

Public Notification

Staff notified 7 surrounding property owners within the 200' notification area. No responses have been received.

Recommendation

The Planning & Zoning Commission recommended approval of the "A-R1" zoning district for this property by a vote of 6-0.