

## CITY COUNCIL MEMORANDUM

### AGENDA ITEM

**ZONING CASE #Z15-39 "R-1" (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO "SR-2" (SUBURBAN RESIDENTIAL SINGLE-FAMILY DISTRICT)**

### ORIGINATING DEPARTMENT

**PLANNING & DEVELOPMENT SERVICES**

Adrian and Linda Knotts have requested to rezone Lot 1, Block 5, Stagecoach Road Subdivision Undedicated, from "R-1" (Single-Family Residential District) to "SR-2" (Suburban Residential Single-Family District). The property is locally known as 6701 Rein Drive, Killeen, Texas.

#### **Use Regulations:**

A building or premises in a "SR-2" Suburban Residential Single-Family District shall be used only for the following purpose:

- (1) Single-family detached dwellings.
- (2) Any use permitted in section 31-186(1-13(b)).

#### Permitted Accessory Uses:

One guest home per lot shall be permitted in the district subject to the following standards:

- The guest house shall be a detached accessory use to a principal residence.
- 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).
- One additional off-street parking space shall be required.
- The rental or lease of a guest house shall be prohibited.

#### **Area Regulations:**

*Size of yards.* The size of yards in the "SR-2" suburban residential single-family district shall be as follows:

- (1) Front yards. There shall be a front yard having a depth of not less than thirty-five (35) feet.
- (2) Side yards. There shall be a minimum side yard of ten feet (10) feet. A side yard adjacent to a side street shall not be less than twenty (20) feet. No side yard for allowable nonresidential uses shall be less than twenty-five (25) feet.
- (3) Rear yards. There shall be a rear yard having a depth of not less than ten (10) feet.

*Size of lot.* The size of lots in a "SR-2" suburban residential single-family district shall be as follows:

- (1) Lot area. No building or structure shall be erected on any lot having less than fifteen thousand (15,000) square feet.
- (2) Lot width. The width of the lot shall not be less than ninety (90) feet at the front building line.

#### **Architectural and landscaping regulations.**

*Architectural design.* Single family detached homes must have a minimum of eighty-five percent (85%) brick, stone or stucco for all exterior walls, excluding doors, windows and gables. All

attached garages in this district shall be constructed as side or rear entry. Detached front loading garages in this district shall be constructed at a minimum depth of forty-five (45) feet as measured from the front property line.

Landscaping required. For residential uses, minimum required landscaping shall be two (2) canopy trees, with at least one (1) planted in the front yard, and eight (8) 3-gallon shrubs in the front yard.

(1) Trees. The following requirements shall apply to tree landscaping:

(a) Newly planted trees shall measure at least two (2) inch caliper and six (6) feet high at the time of planting, and shall be planted in a permeable area not less than three (3) feet in diameter.

(b) Existing trees to be used for landscape credit shall be in a healthy physical state, shall measure at least two (2) inch caliper and shall be maintained in an undisturbed area within the drip line of the tree.

(c) Should an existing or newly planted tree used for landscape credit die, it shall be replaced with new landscaping according to the requirements of this section.

(d) Each canopy tree maintained in excess of the total number of trees required by this section may reduce the number of shrubs required by four (4). Each non-canopy tree maintained in excess of the total number of trees required by this section may reduce the number of shrubs required by two (2). Each two (2) square feet of planting bed used and maintained for the purpose of rotating live decorative planting materials shall reduce the number of shrubs required by one (1).

(e) The placement of shrubbery shall take into consideration the plant size at maturity and shall be located so as not to conflict with vehicular or pedestrian traffic visibility.

(2) Ground cover. The following requirements shall apply to ground cover landscaping:

(a) Ground cover or grass shall be planted in the remaining area of the lot or parcel not planted in trees, shrubbery, planting beds, or covered by structures, pavement or other impervious surfaces.

(b) Approved non-vegetative ground cover materials (such as washed gravel, bark mulch, lava rock, rock, or other decorative covers generally used in landscaping) may be used to meet the provisions of this section. Where approved, non-vegetative ground cover shall be porous and form a uniform appearance free from weeds and grasses.

(c) Irrigation. All landscaping required by this section shall be irrigated by either an automated system, or a hose bib attachment within one hundred fifty (150) feet of all landscaping. Automated underground irrigation systems shall be designed and installed in accordance with the requirements of other provisions of this code. The building official may waive irrigation requirements where xeriscaping or a substitute landscaping plan is used. Xeriscaping shall be in accordance with the applicable guidelines as specified in the city of Killeen drainage design manual and infrastructure design and development standards manual as amended.

## **Property Specifics**

**Applicants/Property Owners:** Adrian and Linda Knotts

**Property Location:** 6701 Rein Drive, Killeen, Texas.

**Legal Description:** Lot 1, Block 5, Stagecoach Road Subdivision Undedicated.

**Zoning/ Plat Case History:**

- This property was zoned "R-1" following annexation into the city limits on January 22, 2008.
- This property has been platted and is a fully developed single-family residential dwelling.

**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 uses on lots larger than the standard 6,000 square feet "R-1" zoned lot. The properties located east of the Stagecoach Road Subdivision are zoned "R-1A" (Garden Home Single-family Residential District). The adjacent property located west of the Stagecoach Road Subdivision is zoned both "SR-1" (Suburban Residential Single-family District) and "A-R1" (Agricultural Single-family Residential District). The City Council recently approved "SR-2" zoning for twenty-nine (29) properties located north of the subject site (Wagon Wheel Subdivision).

**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 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: Rein Drive is classified as a 60' local street on the City's Thoroughfare Plan.

Proposed Improvements: None.

Projected Traffic Generation: No new development is proposed with this rezoning requests; 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 11 surrounding property owners within the 200' notification area. No responses have been received.

### **Recommendation**

The Planning & Zoning Commission recommended approval of "SR-1" (Suburban Residential Single-Family District) zoning for this property by a vote of 6-0. The lot area requirement for "SR-2" zoning is no less than 15,000 square feet. The subject property is 11,745 square feet and more closely aligns with the requirements listed in the "SR-1" zoning district to include a minimum lot area of 8,400 square feet. The "SR-1" zoning district more closely represents the typical lot size of the current single-family residential development in the Stagecoach Road Subdivision.