

## CITY COUNCIL MEMORANDUM

### AGENDA ITEM

**ZONING CASE #Z14-06 'A' (AGRICULTURAL DISTRICT) TO SR-1(SUBURBAN RESIDENTIAL SINGLE-FAMILY DISTRICT)**

### ORIGINATING DEPARTMENT

**PLANNING & DEVELOPMENT SERVICES**

#### **Nature of the Request**

The Killeen Independent School District (KISD) has submitted this request to rezone approximately 70 acres, being part of the W. H. Cole Survey, Abstract No. 200, from A (Agricultural District) to SR-1 (Suburban Residential Single-Family District). The applicant is rezoning the property for school transportation facilities. The property is locally known as 9132 Trimmier Road, Killeen, Texas.

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:** KISD

**Property Location:** The property is located along the east right-of-way of Trimmier Road, approximately .85 mile south of Stagecoach Road, Killeen, Texas. The property is locally known as 9132 Trimmier Road, Killeen, Texas.

**Legal Description:** 70 acres, being part of the W. H. Cole Survey, Abstract No. 200, Killeen, Texas.

#### **Zoning/Plat Case History:**

- The property has retained its initial Agricultural zoning designation since being annexed on March 16, 2004.
- This property will be platted as the Killeen Satellite Transportation Facility during the development process.

#### **Character of the Area**

**Existing Land Uses(s) on the Property:** The subject property is undeveloped and vacant.

#### **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 to the subject property tract located within the City of Killeen municipal utility

service area. Adequate potable water and sanitary sewer capacity is available to the tract. However, a potable water main and gravity sanitary sewer main will be required (to be extended across the tract) at the time of platting.

### **Transportation:**

Existing Conditions: Access to the property is from Trimmier Road, which is classified as a 90' minor arterial on the City's Thoroughfare Plan.

Proposed Improvements: There are required improvements as part of this request.

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 886' to 940'.

**Regulated Floodplain/Floodway/Creek:** The proposed development is not within any regulatory Special Flood Hazard Areas (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 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 zoning request by a vote of 7 to 0 since the request is consistent with the FLUM.