

## CITY COUNCIL MEMORANDUM

### AGENDA ITEM

**ZONING CASE #Z15-19 "A" (AGRICULTURAL DISTRICT) TO "PUD" (PLANNED UNIT DEVELOPMENT) WITH "SR-1" (SUBURBAN RESIDENTIAL SINGLE-FAMILY DISTRICT)**

### ORIGINATING DEPARTMENT

**PLANNING & DEVELOPMENT SERVICES**

### Nature of the Request

The property owners are requesting a change of zoning from "A" (Agricultural District) to a Planned Unit Development (PUD) with underlying "SR-1" (Suburban Residential Single-Family District) zoning for approximately thirteen acres in the Moses T. Martin Survey, Abstract No. 963, for future residential development along Stagecoach Road. The applicant is proposing to develop a single-family residential development (see attached site plan) with the following standards:

- 47-50 lots with a minimum of 9,525 square feet
- 32' front yard setback on straightaways (street)
- 25' front yard setback on cul-de-sacs

### **Use Regulations:**

A Planned Unit Development (PUD) is a land use design incorporating the concepts of density and common open space. Common open space shall include, but is not limited to, community amenities such as parks, gardens, pedestrian trails, recreation areas, and usable undisturbed, natural areas. The PUD designation serves as an "overlay zoning and development classification." In this capacity, the designation permits specific negotiated development regulations to be applied to the base land use zoning district(s) in which the property is located. When a parcel of land receives a PUD designation, the entire parcel must be assigned one or more standard zoning district classifications. However, the added PUD overlay classification enables the developer of the site to request that specific land use development regulations be applied to his development site. Such specific land use and development regulations shall not take effect until they are reviewed, public hearings held and approved by both the Planning and Zoning Commission and the City Council.

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) Any use permitted in section 31-186(1-13(b)).

The area regulations for the "SR-1" district are as follows:

- (a) Size of yards. The size of yards in the "SR-1" 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 twenty-five (25) feet.
  - (2) Side yards. There shall be a minimum of twenty (20) feet between structures on adjacent lots, with a minimum side yard of ten (10) 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 twenty-five (25) feet.
- (b) Size of lot. The size of lots in a "SR-1" 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 eight thousand four hundred (8,400) square feet.
  - (2) Lot width. The width of the lot shall not be less than seventy (70) feet at the front building line.
  - (3) Lot depth. The average depth of the lot shall not be less than one hundred (100) feet.

### **Property Specifics**

**Applicant/Property Owner:** Michael and Jeffrey M. Lackmeyer

**Property Location:** The property is located on the south right-of-way of Stagecoach Road, directly across from Wells Fargo Loop, Killeen, Texas.

**Legal Description:** Approximately thirteen acres out of the Moses T. Martin Survey, Abstract No. 963, Killeen, Texas.

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

No rezoning activity has been approved for this property since it was annexed into the city limits.

This property has not been platted.

### **Character of the Area**

**Existing Land Uses(s) on the Property:** The property is currently undeveloped. The surrounding properties are mostly single-family residential uses on large lots with some vacant, undeveloped lots. On the north right-of-way of Stagecoach Road the properties are zoned "R-1" (Single-Family Residential District), "A" (Agricultural District) and "B-3" (Local Business District). To the south, the adjacent properties is zoned "A" (Agricultural District). The adjacent properties to the east are zoned "R-1" (Single-Family Residential District) and "A" (Agricultural District). To the west, the adjacent properties are zoned "R-1" (Single-Family Residential District) and "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: Adequate potable water capacity is currently available to the tract. However, gravity sanitary sewer mains are not immediately accessible from the tract. Public sanitary sewer service is being made available with the construction of sanitary sewer mains serving the full wastewater drainage basin concurrent with the Stagecoach Road Improvements Phase 2 CIP project currently under construction. Public storm drainage infrastructure is limited to public rights-of-way and detention of post development storm water run-off may be required.

It shall be noted that Public Works personnel have performed only a basic assessment of publicly-dedicated water and sanitary sewer infrastructure that would serve this property. The property owner and his 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 re-development of the subject property, shall coordinate tie in to all publicly dedicated infrastructure with the Public Works Department.

#### **Transportation:**

Existing conditions: Stagecoach Road 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: Marginal

### **Environmental Assessment**

**Topography:** The site has elevations ranging from 942' to 964'.

**Regulated Floodplain/Floodway/Creek:** The subject site is not within any FEMA regulatory 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's Future Land Use Map.

### **Public Notification**

The staff notified thirteen (13) surrounding property owners within a 200' notification boundary regarding this request. Staff has received protests from the following individuals: Mignon Pressley (1700 E. Stagecoach Road); Gary Wilson (6909 Shannon Circle); and Malcolm and Doris Coats (8590 W. Trimmier Road).

### **Recommendation**

The Planning and Zoning Commission recommended approval of the applicant's requested PUD with "SR-1" zoning by a vote of 4 to 2, with Commissioners Alvarez and Harkin in opposition to the request. The applicant's PUD's submission with underlying "SR-1" zoning is recommended with the following standards:

- A minimum lot size of 9,525 square feet for all residential lots;
- A minimum front yard setback of 32' for all lots not fronting on a cul-de-sac and 25' front yard setbacks on cul-de-sac lots;
- A density of no more than 50 residential lots; and
- A minimum of two access streets onto Stagecoach Road.