

## CITY COUNCIL MEMORANDUM

### AGENDA ITEM

### ZONING CASE #Z16-24 "A" (AGRICULTURAL DISTRICT) TO "A-R1" (AGRICULTURAL SINGLE-FAMILY RESIDENTIAL DISTRICT)

### ORIGINATING DEPARTMENT

### PLANNING & DEVELOPMENT SERVICES

James Rosario of the Christian Fellowship Church of Killeen, Inc. is requesting a change of zoning from "A" (Agricultural District) to "A-R1" (Agricultural Single-Family Residential District) for 12.82 acres out of the Moses T. Martin Survey, Abstract No. 963, Bell County, Texas. The property is locally known as 8838 Trimmier Road, 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.

#### Property Specifics

**Applicants/Property Owners:** Christian Fellowship Church of Killeen, Inc.

**Property Location:** This property is located along the east right-of-way of Trimmier Road, south of the intersection of Trimmier Road and Kelley Lane. This property is locally known as 8838 Trimmier Road, Killeen, Texas.

**Legal Description:** 12.82 acres out of the Moses T. Martin Survey, Abstract No. 963, Bell County, Texas

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

- This property was zoned "A" (Agricultural District) following its May 1, 2004, annexation into the city limits. This is the first rezoning request by this property owner.
- This property is not platted.

### **Character of the Area**

**Existing Land Use(s) on the Property:** The subject property is undeveloped. There is a single-family home on the property to the north and no development on the property to the south.

**Historic Properties:** There are no historic structures on this property.

### **Figure 1. Location Map**

See attachment.

### **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 will be required for future development of this site. Water service is available directly to the property via a 6" and 12" water main located to the west of the tract, within the Trimmier Road right-of-way. Sanitary sewer service is currently not directly available to the property and may need an on-site septic facility for wastewater. There is a future CIP project identified in the 2012 Water and Wastewater Master Plan to extend gravity sewer to this basin, but there is no definitive time for construction of this project. Sanitary sewer availability and design requirements will need to be evaluated when more information is known.

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: Trimmier Road is classified as a 90' minor arterial on the City's adopted thoroughfare plan.

Proposed Improvements: There are no planned transportation improvements as part of this zoning request.

Projected Traffic Generation: There will be a marginal increase in traffic as a result of this consideration.

## **Environmental Assessment**

**Topography/Regulated Floodplain/Floodway/Creek:** This site does not lie within a FEMA regulatory Special Flood Hazard Area (SFHA).

## **Land Use Analysis**

**Land Use Plan:** The land is designated as 'Estate' on the Future Land Use Map (FLUM) of the Comprehensive Plan.

**Plan Recommendation:** The Comprehensive Plan allows the following development types within the 'Estate' designation: detached residential dwellings, public/institutional uses, and parks, and public spaces.

**Consistency:** The applicant's request is consistent with the FLUM.

## **Public Notification**

The staff notified eight (8) surrounding property owners regarding this request. Staff has received no protests.

## **Recommendation**

The Planning & Zoning Commission recommended approval of the applicant's zoning request by a vote of 7 to 0.