



STAFF REPORT

DATE: December 11, 2018

TO: Ronald L. Olson, City Manager

FROM: Dr. Ray Shanaa, Exec. Dir. of Planning and Development Services

SUBJECT: ZONING CASE #Z18-25 "A" (AGRICULTURAL DISTRICT) TO "R-1"
(SINGLE-FAMILY RESIDENTIAL DISTRICT)

BACKGROUND AND FINDINGS:

Nature of the Request:

The Killeen Independent School District (KISD) has submitted a request to rezone approximately 67.506 acres out of the J.D. Allcorn Survey, Abstract No. 25, from "A" (Agricultural District) to "R-1" (Single-Family Residential District) for a future public school site. The subject area is located northeast of the intersection of Chaparral Road and Cedar Ridge Circle, Killeen, Texas.

Property Specifics:

Applicant/Property Owner: Killeen Independent School District (KISD)

Property Location: The subject area is located northeast of the intersection of Chaparral Road and Cedar Ridge Circle, Killeen, Texas.

Legal Description: 67.506 acres out of the J.D. Allcorn Survey, Abstract No. 25

Zoning/ Plat Case History:

- The "A" zoning for his property has been in place since its annexation into the City.
- The subject property is not platted.

Character of the Area:

Existing Land Use(s) on the Property: The subject property is undeveloped and located north and south of existing single family communities.

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

INFRASTRUCTURE AND COMMUNITY FACILITIES:

Water, Sewer and Drainage Services:

Provider: City of Killeen

Within Service Area: Yes

Feasibility Study or Service Commitment: Upon construction, the applicant shall be required to extend the necessary municipal infrastructure to the site.

Transportation:

Existing conditions: Ingress/ Egress to the property is via Chaparral Road, which is classified as a 110' wide Minor Arterial on the City's adopted Thoroughfare Plan.

Proposed Improvements: Upon platting and submission of development plans for this property, staff will engage with the applicant to discuss right-of-way dedication and any other transportation related improvements directly proportionate to the impact of the development.

Projected Traffic Generation: Undetermined at this time.

Environmental Assessment: The property does not lie within a FEMA regulatory Special Flood Hazard Area (SFHA). Currently, sheet flow runoff exits this parcel in three primary ways. Approximately 6.8 acres flows through a drainage easement northward into existing drainage infrastructure in the Yowell Ranch subdivision between Lots 28 and 29, Block 6, before entering Yowell Creek Tributary. Additionally approximately 6.7 acres flows in a northwesterly direction before turning north and entering a drainage easement into existing drainage infrastructure in the Yowell Ranch subdivision between Lots 41 and 42, Block 6, before entering Yowell Creek Tributary. The receiving drainage infrastructure in Yowell Ranch flows north into Yowell Creek before entering Chaparral Creek. Finally, approximately 50 acres flows south to a low area along the southern property line, before leaving the City and entering the adjacent Cedar Ridge Phase #2 and #3 subdivisions. It is important to note that there is no existing drainage easement in the adjacent subdivisions that connects the KISD property to the existing drainage infrastructure within the Cedar Ridge Phase #2 and #3 subdivisions. Once the sheet flow from the KISD parcel passes through the Cedar Ridge Phase #2 and #3 subdivisions, it flows into Chaparral Creek before re-entering the city. The remaining approximate 4 acres sheet flows along the eastern property boundary. From there, half of it sheet flows north to Yowell Creek Tributary, where it then follows the same path as the flow from between Lots 28 and 29, Block 6, of the Yowell Ranch subdivision. The other half sheet flows south into Chaparral Creek where it then follows the same path as the flow that passes through the Cedar Ridge Phase #2 and #3 subdivisions.

Currently, Chaparral Creek outfalls into the Trimmier Creek SFHA before leaving the City of Killeen and entering Stillhouse Hollow Lake. Water quality within the Trimmier Creek watershed is currently improving. Trimmier Creek was identified by the TCEQ in 2010 as impaired for bacteria and concern for near non-attainment for impaired microbenthic community. Trimmier Creek was later delisted for bacteria impairment in 2014 and will be delisted for concern for near non-attainment for impaired microbenthic community with the adoption of the 2016 303(d) list. There are no known wetlands on this parcel.

At the time of development, the current Drainage Design Manual (DDM), post construction requirements, and infrastructure design and development standards will be applicable to this site. 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 the subject property, shall coordinate tie-in to all publicly dedicated infrastructure with the Public Works Department.

LAND USE ANALYSIS:

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

Plan Recommendation: The 'General Residential' designation encourages detached residential dwellings, attached housing types, planned developments, public/ institutional uses as well as parks and public spaces.

Consistency: Consistent

Public Notification: The staff notified one hundred and forty-two (142) surrounding property owners within a 400' notification boundary regarding this request. Staff received no objections.

THE ALTERNATIVES CONSIDERED:

Which alternative is recommended?

Staff is not recommending any alternative other than the applicant's request.

Why?

The request complies with the Comprehensive Plan.

CONFORMITY TO CITY POLICY:

This zoning request conforms to the City's policy and procedures as detailed in Chapter 31 of the Killeen Code of Ordinances.

FINANCIAL IMPACT:

What is the amount of the expenditure in the current fiscal year? For future years?

This zoning request does not involve the expenditure of city funds.

Is this a one-time or recurring expenditure?

This is not applicable.

Is this expenditure budgeted?

This is not applicable.

If not, where will the money come from?

This is not applicable.

Is there a sufficient amount in the budgeted line-item for this expenditure?

This is not applicable.

RECOMMENDATION:

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

DEPARTMENTAL CLEARANCES:

This item has been reviewed by the Planning and Legal Departments.

ATTACHED SUPPORTING DOCUMENTS:

Zoning Map and Notification Area
Minutes
Ordinance
Pharr vs. Tippitt