



## STAFF REPORT

**DATE:** January 5, 2021

**TO:** Kent Cagle, City Manager

**FROM:** Tony McIlwain, Exec. Dir. of Planning and Development Services

**SUBJECT:** ZONING CASE #Z20-07: "R-1" (Single-Family Residential District) to "R-2" (Two-Family Residential District)

### **BACKGROUND AND FINDINGS:**

#### Summary of Request:

This request submitted by Jeff Lackmeyer on behalf of Lorie Renegar is to rezone approximately 16.104 acres out of the V. L. Evans Survey, Abstract No. 288, from "R-1" (Single-Family Residential District) to "R-2" (Two-Family Residential District) for a two-family residential development. The property is addressed as 952 N. Roy Reynolds Drive and is generally located to the south of the Patriot's Ridge subdivision and east of the Texas North subdivision. The applicant intends to build 50-60 two-family homes on the property. The final number of lots will be determined during the platting process. The "R-2" (Two-Family Residential) zoning district allows two-family residential lots having a minimum area of 7,000 square feet with a minimum lot width of 60 feet and an average depth of 110 feet. All uses within "R-1" (Single-Family Residential) will be authorized as well.

#### Zoning/ Plat Case History:

The subject property was annexed on October 8, 1972, with an initial zoning of "R-1" (Single-Family Residential District). The property is not currently platted.

#### Character of the Area:

The entirety of the proposed rezoning area is currently undeveloped land, save for an existing monopole communication facility. The surrounding community is made up of a mix of residential and industrial developments of varying densities and undeveloped, agriculturally zoned land.

#### Future Land Use Map Analysis:

This area is designated as 'Suburban Residential' (SR) on the Future Land Use Map (FLUM) of the Comprehensive Plan. The 'Suburban Residential' character forms a balance between buildings and other site improvements relative to the degree of open space maintained on the site (compared to predominance of site coverage over undeveloped space in auto-oriented areas).

The 'Suburban Residential' (SR) designation encourages the following development types:

- Detached residential dwellings

- Planned developments to provide for other housing types in a Suburban character setting
- Public/institutional
- Parks and public spaces

The applicant's zoning request is not consistent with the Comprehensive Plan and an amendment to the FLUM accompanies this zoning request.

Water, Sewer, and Drainage Service:

Water, sanitary sewer and drainage utility service is located within the City of Killeen utility service area and available to the subject tract.

Transportation and Thoroughfare Plan:

Ingress and egress to the proposed development is via Roy Reynolds Drive, which is classified as 110' Minor Arterial on the City of Killeen adopted Thoroughfare Plan. Two (2) existing 60' Local Street stub-outs will provide access to the developed site.

Public Notification:

Staff notified one hundred and twenty-eight (128) surrounding property owners regarding this request and received two responses: one in support and one in opposition.

Staff Findings:

Staff finds that the applicant's zoning request is not consistent with Future Land Use Map (FLUM). However, it is Staff's determination that the current FLUM designation is inappropriate for the current zoning of the much larger area of land within this vicinity. Currently this property, and a much larger area of land, is designated 'Suburban Residential' (SR). The following information accounts for the composition of property within the larger 'SR' designated area: 272.71 acres are already zoned 'Single-Family Residential' (R-1), 31.89 acres are already zoned 'Two-Family Residential' (R-2), 2.59 acres are already zoned 'Multi-Family Residential' (R-3), 8.38 acres are already zoned 'Business District' of which 1.03 acres are B-4 and 7.35 are zoned B-5, and 4.96 acres are already zoned 'Heavy Manufacturing' (M-2).

**THE ALTERNATIVES CONSIDERED:**

The City Council may:

- ☐ Disapprove of the applicant's "R-2" zoning request;
- ☐ Approve of a more restrictive zoning district than requested by the applicant; or
- ☐ Approve of the applicant's "R-2" zoning request.

**Which alternative is recommended?** Staff recommends approval the applicant's "R-1" (Single-Family Residential District) to "R-2" (Two-Family Residential District) zoning request.

**Why?** The applicant's intended use and zoning request is consistent with the surrounding property zoning, land use, and community character and furthers compatible in-fill development.

**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. However, subsequent development and dedication of public infrastructure will involve the expenditure of maintenance funds over the life cycle of future development.

**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 zoning request by a vote of 4 to 1 with Commissioner Boyd in opposition.

**DEPARTMENTAL CLEARANCES:**

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

**ATTACHED SUPPORTING DOCUMENTS:**

Maps  
Minutes  
Ordinance  
Considerations  
Responses