



STAFF REPORT

DATE: May 18, 2021

TO: Kent Cagle, City Manager

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

SUBJECT: ZONING CASE #Z21-07 "A" (Agriculture District) to "SR-1" (Suburban Residential Single-Family Residential District).

BACKGROUND AND FINDINGS:

This request is submitted by Jennifer Iglesias on behalf of The Uresti Group LTD Co. to rezone approximately 2.569 acres out of the William H. Cole Survey, Abstract No. 200, from "A" (Agriculture District) to "SR-1" (Suburban Residential Single-Family District). Should the request be approved, the applicant intends to subdivide the property into several single-family home sites.

The "SR-1" suburban residential district is created to provide for single family detached residences and other uses at densities that are compatible with the Comprehensive Plan's goals for larger baseline minimum lot size and increased setbacks. The "SR-1" district may be applied to both undeveloped tracts and existing stable neighborhoods in appropriate locations recognized by the Comprehensive Plan. The intent of the district shall be to preserve existing natural features and vegetation, promote excellence in site planning and landscape design, facilitate the efficient layout and orientation of public utilities and community infrastructure, and encourage housing with compatible scale and character of architecture.

"SR-1" (Suburban Residential Single-Family Residential District) Description:

A building or premises in the district "SR-1" suburban residential single-family district shall be used only for the following purposes:

- (1) Single-family detached dwellings.
- (2) Any use permitted in section 31-186 (1-13(b)).

Zoning / Plat Case History:

- The subject property (Property ID 363132) was annexed on March 16, 2004, via ordinance no. 04-12.
- The property was initially zoned to "A" (Agricultural District) on April 26, 2005, via ordinance no. 05-31.
- The property is currently unplatted and undeveloped.

Character of the Area:

The surrounding area is made up of a mix of residential and commercial properties. Adjacent land uses are as follows:

- North and East: Undeveloped portions of the KISD satellite transportation facility zoned "SR-1" (Suburban Residential Single-Family Residential District)
- West (opposite side of Trimmier Road): Undeveloped property zoned "B-3" (Local Business District)
- South: Developed large lot single-family residential zoned "A" (Agriculture District)

Future Land Use Map Analysis:

This property is designated as 'Suburban Residential' (SR) on the Future Land Use Map (FLUM) of the Comprehensive Plan. The 'Suburban Residential' (SR) character forms a balance between buildings and other site improvements relative to 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 (e.g., townhouse, patio) in a suburban character setting;
- Public/institutional uses; and
- Parks and public spaces.

This request is consistent with the Future Land Use Map (FLUM) of the Comprehensive Plan.

Water, Sewer and Drainage Services

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

At the time of development, the current drainage design manual 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.

Transportation and Thoroughfare Plan:

Currently, ingress and egress to the property is from Trimmier Road, which is classified as 110' wide minor arterial collector on the City of Killeen adopted Thoroughfare Plan. The existing right-of-way width in this area is approximately 80 feet.

Public Notification:

Staff notified four (4) surrounding property owners regarding this zoning request. Staff has received no responses in opposition to the request.

Staff Findings:

Staff finds that the applicant's request to rezone the property from "A" (Agriculture District) to "SR-1" (Suburban Residential Single-Family Residential District) is consistent with the surrounding land use and is compatible with the prevailing community character. Further, the applicant's zoning request is consistent with the Future Land Use Map (FLUM).

The subject property is located near the terminus of Rock Creek. However, the subject property is not within any FEMA regulatory Special Flood Hazard Area (SFHA).

THE ALTERNATIVES CONSIDERED:

The City Council has three (3) alternatives. The Council may:

- Disapprove the applicant's request for "SR-1" (Suburban Residential Single-Family Residential District);
- Approve a more restrictive zoning designation; or
- Approve the applicant's request for "SR-1" (Suburban Residential Single-Family Residential District) as presented.

Which alternative is recommended? Staff recommends approval of the applicant's request as presented.

Why? The applicant's request is consistent with the Future Land Use Map (FLUM) and the adjacent zoning to the east.

CONFORMITY TO CITY POLICY:

This zoning request conforms to the City's policy and procedures as detailed in Chapter 31 of the City of 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:

At their meeting on May 3, 2021, the Planning & Zoning Commission recommended approval of the applicants request to rezone the property to "SR-1" (Suburban Residential Single-Family Residential District) by a vote of 6 to 0.

DEPARTMENTAL CLEARANCES:

This item has been reviewed by the Legal staff.

ATTACHED SUPPORTING DOCUMENTS:

Maps
Minutes
Ordinance
Considerations