



STAFF REPORT

DATE: June 15, 2021

TO: Kent Cagle, City Manager

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

SUBJECT: ZONING CASE #Z21-11 "A" (Agricultural District) to "SR-1" (Suburban Residential Single-Family Residential District).

BACKGROUND AND FINDINGS:

Summary of Request:

This request, submitted by Mitchell & Associates Inc. on behalf of James Herring (Case #Z21-11), is to rezone 55.1 acres out of the W.E. Hall Survey, A-No. 1116, from "A" (Agricultural District) to "SR-1" (Suburban Residential Single-Family Residential District). The property is generally located along the north right-of-way of Chaparral Road between James Herring Way and East Trimmer Road, Killeen, Texas. Should this request be approved, the applicant intends to develop approximately one-hundred and twenty (120) single-family homes on the property.

Zoning / Plat Case History:

On April 26, 2005, the property was zoned to "A" (Agricultural District) via ordinance #05-31, after the initial annexation on March 16, 2004. The property is not currently platted. However, the applicant has submitted a plat for future consideration.

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: Existing "A-R1" Agricultural Single-Family Residential District and "SR-1" (Suburban Residential Single-Family Residential District), developed and undeveloped, directly abutting this parcel.
- South: Undeveloped property in the extra-territorial jurisdiction (ETJ).
- East: Existing "SR-1" (Suburban Residential Single-Family Residential District), currently under development.
- West: Undeveloped property in the ETJ.

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' designation encourages a mix of detached single-family residential dwellings, planned developments to provide for other housing

types in a Suburban character setting, public and institutional uses, and parks and public spaces.

This request is consistent with the Future Land Use Map (FLUM) of the Comprehensive Plan for the proposed "SR-1" (Suburban Residential Single-Family Residential District).

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 are located within the City of Killeen municipal utility service area and may be available to the subject tract.

Transportation and Thoroughfare Plan:

Ingress and egress to the property will be from East Trimmier Road and Chaparral Road, which are both classified as 110' wide Minor Arterials on the City of Killeen's adopted Thoroughfare Plan. Access from these Minor Arterials will be via three (3) new local streets. The average single-family home generates approximately ten (10) vehicle trips per day. This development could see an increase of one-thousand two hundred (1200) vehicle trips per day. This data is sourced from the Institute of Transportation Engineer (ITE) Trip Generation Rates-9th Edition, provided through Spack Consulting.

Public Notification:

Staff notified forty-five (45) surrounding property owners regarding this request. As of the date of this staff report, no responses have been received in opposition to the request. Of those property owners notified, twenty-nine (29) reside outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and all reside inside of Killeen.

Staff Findings:

Staff finds that the applicant's zoning request is consistent with the surrounding property uses and is compatible with the prevailing community character. Further, this request is consistent with the Future Land Use Map (FLUM) of the Comprehensive Plan.

There are no known environmental constraints for this property. The property is not within any FEMA regulatory Special Flood Hazard Area (SFHA) and there are no known wetlands on or adjacent to the parcel.

THE ALTERNATIVES CONSIDERED:

The City Council has two (2) alternatives. The Council may:

- Disapprove the applicant's request for "SR-1" (Suburban Residential Single-Family Residential District); or
- Approve the applicant's request for "SR-1" (Suburban Residential Single-Family Residential District).

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

Why? The proposed zoning change is compatible with the existing character of the area. Further, staff finds that the applicant's request is consistent with the Future Land Use Map (FLUM) of 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 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:

The Planning & Zoning Commission, by a vote of 5 to 0, recommended approval of the applicant's request to rezone the property to "SR-1" (Suburban Residential Single-Family Residential District).

DEPARTMENTAL CLEARANCES:

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

ATTACHED SUPPORTING DOCUMENTS:

Maps
Minutes
Ordinance
Considerations