



STAFF REPORT

DATE: November 2, 2021

TO: Kent Cagle, City Manager

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

SUBJECT: ZONING CASE #Z21-14 "A" (Agricultural District) to "R-1" (Single-Family Residential District)

BACKGROUND AND FINDINGS:

Summary of Request:

Quintero Engineering, LLC, on behalf of Tara Campbell, has submitted a request to rezone approximately 7.4 acres out of the W. L. Harris Survey, Abstract No, 1155 from "A" (Agricultural District) to "R-1" (Single-Family Residential District). If approved, the applicant intends to develop single-family residential homes on the property, which would tie into the residential development to the east.

Zoning / Plat Case History:

The subject property was annexed on August 24, 2021 via ordinance 20-050. The property was zoned "A" (Agriculture) with the adoption of the annexation ordinance in accordance with Killeen Code of Ordinances Sec. 31-124(a). The property is currently unplatted.

Character of the Area:

The surrounding area is predominantly residential. Adjacent land uses are as follows:

- North: Proposed roadway for the residential property to the east zoned "R-1" (Single-Family Residential District)
- South: Existing residential property in the ETJ
- East: Existing residential property zoned "R-1" (Single-Family Residential District), currently under development
- West: Undeveloped property in the ETJ

Future Land Use Map Analysis:

This property is designated as 'Rural' (R) on the Future Land Use Map (FLUM) of the Comprehensive Plan. The 'Rural' (R) designation encourages rural character with wide open landscapes, large parcels, and scattered residential development on relatively large acreages and encourages the following development types:

- Residential homesteads;
- Planned development to accommodate conservation and cluster residential designs;
- Agricultural uses;
- Agriculture-focused commercial retail;
- Public/institutional;
- Parks and public spaces; and
- Natural and protected floodplain areas.

Staff finds that the request to rezone the property from "A" (Agricultural District) to "R-1" (Single-Family Residential District) is inconsistent with the Future Land Use Map (FLUM) of the Comprehensive Plan. However, a concurrent request to amend the Future Land Use Map (FLUM) from "R" (Rural) to "GR" (General Residential) has been submitted.

Water, Sewer and Drainage Services

Provider: City of Killeen

Within Service Area: Yes

Feasibility Study or Service Commitment: Water, sanitary sewer and utility services are located within the City of Killeen municipal utility service area and available to the subject tract.

Transportation and Thoroughfare Plan:

Upon completion of the Mesa Verde Estates subdivision to the east, access will be available from Stan Schlueter Loop via Mesa Verde Drive and Lyla Drive.

Public Notification:

Staff notified thirty-six (36) surrounding property owners regarding this request. Of those property owners notified, thirty-two (32) reside outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and ten (10) reside outside the city limits of Killeen. As of the date of this staff report, no written responses have been received regarding this request.

Staff Findings:

Staff finds that the applicant's request is consistent with the adjacent residential land uses and is compatible with the prevailing community character.

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

THE ALTERNATIVES CONSIDERED:

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

- Disapprove the applicant's request;
- Approve a more restrictive zoning district than requested by applicant; or
- Approve the applicant's request.

Which alternative is recommended? Staff recommends approval of the applicant's request to rezone the property from "A" (Agriculture) to "R-1" (Single-Family Residential District).

Why? The applicant's request is consistent with the adjacent residential land uses and is compatible with the prevailing community character.

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 regular meeting on October 4, 2021, the Planning & Zoning Commission recommended approval of the applicant's request to rezone the property from "A" (Agricultural District) to "R-1" (Single-Family Residential District) by a vote of 6 to 0.

DEPARTMENTAL CLEARANCES:

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

ATTACHED SUPPORTING DOCUMENTS:

Maps
Minutes

Ordinance
Considerations