



## STAFF REPORT

**DATE:** November 2, 2021

**TO:** Kent Cagle, City Manager

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

**SUBJECT:** ZONING CASE #Z21-31 "B-5" (Business District) to "R-2" (Two-Family Residential District)

### **BACKGROUND AND FINDINGS:**

#### **Summary of Request:**

Kendra Crawford submitted a request to rezone approximately 0.2 acres being Lot 3, Block 1, out of the Wanda Park Survey, from "B-5" (Business District) to "R-2" (Two Family Residential District). If approved, the applicant intends to build a residential duplex.

#### **Zoning / Plat Case History:**

The property was platted as Lot 1, Block 3, Wanda Park Addition on August 16, 1951.

#### **Character of the Area:**

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

- North: Existing two-family residential property on the north side of Wood Avenue; zoned "R-2" (Two-Family Residential District)
- East: Legal non-conforming two-family residential property zoned "B-5" (Business District)
- South: Undeveloped commercial property zoned "B-5" (Business District)
- West: Legal non-conforming two-family residential property zoned "B-5" (Business District)

#### **Future Land Use Map Analysis:**

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

'General Residential' (GR) characteristics encompass most existing residential areas within Killeen. The 6,000 square foot minimum lot size in the predominant R-1 zoning district results in less openness and separation between dwellings compared to Suburban residential areas. 'General Residential' (GR) are typically auto-oriented (especially where driveways and front-loading garages dominate the front yard and building facades of homes), which can be offset by "anti-

monotony” architectural standards, landscaping, and limitations on “cookie cutter” subdivision layouts characterized by straight streets and uniform lot sizes and arrangement. Neighborhood-scale commercial uses are expected to emerge over time and should be encouraged on sites and in locations within (or near the edge of) GR areas that are best suited to accommodate such uses while ensuring compatibility with nearby residential uses.

The ‘General Residential’ (GR) designation encourages the following development types:

- Detached residential dwellings as a primary focus.
- Attached housing types subject to compatibility and open space standards (e.g., duplexes, townhomes, patio homes)
- Planned developments, potentially with a mix of housing types and varying densities, subject to compatibility and open space standards.
- Public/ institutional
- Parks and public spaces

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

### **Water, Sewer and Drainage Services**

Provider: City of Killeen

Within Service Area: Yes

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

### **Transportation and Thoroughfare Plan:**

Ingress and egress to the property is via Wood Avenue, which is classified as a 60’ wide Local Street on the City of Killeen Thoroughfare Plan.

### **Public Notification:**

Staff notified fifty-five (55) surrounding property owners regarding this request. Of those notified, thirty-two (32) properties were located outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and twenty-two (22) reside outside of Killeen. As of the date of this staff report, one (1) response in support of the request has been received.

### **Staff Findings:**

Staff finds the applicant’s request consistent with the surrounding property uses and compatible with the existing land uses and prevailing community character.

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 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 "B-5" (Business District) to "R-2" (Two Family Residential District).

**Why?** The applicant's request is consistent with the surrounding property uses and compatible with the existing land uses and 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 "B-5" (Business District) to "R-2" (Two-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

Responses