



# City of Killeen

## Legislation Text

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File #: PH-22-063, Version: 1

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**HOLD** a public hearing and consider an ordinance requested by Grady Watson on behalf of Lowans Pilkey (**Case #Z22-33**) to rezone approximately 0.44 acres out of 13.16 acres from the A. Dickson Survey Abstract No. 0266 from "M-1" (Manufacturing District) to "R-MP" (Mobile Home and Travel Trailer Park). The property is locally addressed as 112 S. 38<sup>th</sup> Street, Killeen, Texas.

**DATE:** August 2, 2022

**TO:** Kent Cagle, City Manager.

**FROM:** Edwin Revell, Executive Director of Development Services

**SUBJECT:** ZONING Case #Z22-33: "M-1" to "R-MP"

### **BACKGROUND AND FINDINGS:**

#### **Property Information:**

**Property Owner:** Lowans Pilkey

**Agent:** Grady Watson

**Current Zoning:** "M-1" (Manufacturing District)

**Proposed Zoning:** "R-MP" (Mobile Home and Travel Trailer Park)

**Current FLUM Designation:** 'General Residential' (GR)

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

Grady Watson, on behalf of Lowans Pilkey, has submitted a request to rezone approximately 0.44 acres out of 13.16 acres from the A. Dickson Survey Abstract No. 0266 from "M-1" (Manufacturing District) to "R-MP" (Mobile Home and Travel Trailer Park). If approved, the applicant intends to remove the existing manufactured home on the property and replace it with a newer 2018 manufactured home measuring 28 ft. x 56 ft.

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

The subject property is zoned as "M-1" (Manufacturing District). Staff is unable to determine the exact date of zoning. The property is currently unplatted.

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

#### **Surrounding Land Use and Zoning:**

**North:** Existing mobile home park zoned "RMH" (Mobile Home District)

**East:** Vacant property zoned "M-1" (Manufacturing District)

**South:** Vacant property zoned "M-1" (Manufacturing District)

**West:** Existing mobile home park zoned "RMH" (Mobile Home 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.

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; and
- Parks and public spaces.

The 'General Residential' (GR) land use category is characterized by auto-oriented character (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.

Staff finds that 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 utility services are 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 from S. 38<sup>th</sup> Street (F.M. 439) which is classified as a 110' Minor Arterial on the City of Killeen Thoroughfare Plan. It may also have access via Santa Fe Ave., Quinn Ave., Gail St., and Steve Ave., all of which are private streets. Staff estimates that there will be an increase of seven (7) vehicle trips per day, and has determined that a Traffic Impact Analysis (TIA) is not required for the proposed land use.

### **Environmental Assessment:**

Most of the property is within the FEMA regulatory Special Flood Hazard Area (SFHA) for Nolan Creek. There is riverine habitat located on the property, as identified on the National Wetlands Inventory.

### **Public Notification:**

Staff notified five (5) surrounding property owners regarding this request. Of those property owners notified, one (1) resides outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council; and two (2) reside outside of Killeen.

As of the date of this staff report, staff has received no written responses regarding this request.

**Staff Findings:**

The current zoning of the subject property is "M-1" (Manufacturing District). There is an existing manufactured home on the property. Approval of this request will allow the applicant to remove the existing manufactured home and replace it with a newer one.

The subject property is located adjacent to an existing manufactured home park, which is zoned "RMH" (Mobile Home District). Additionally, the subject property is located on a private street (Gail Street) and is not visible from any public rights-of-way.

**THE ALTERNATIVES CONSIDERED:**

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

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

**Which alternative is recommended? Why?**

Staff recommends approval of the applicant's request to rezone the property from "M-1" (Manufacturing District) to "R-MP" (Mobile Home and Travel Trailer Park). Staff finds that the applicant's request is compatible with the surrounding land uses and consistent with the prevailing community character. Staff finds that the requested zoning will have no negative impact on the surrounding properties.

**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.

**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 July 11, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 7 to 0.

**DEPARTMENTAL CLEARANCES:**

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

**ATTACHED SUPPORTING DOCUMENTS:**

Maps  
Site Photos  
Minutes  
Ordinance  
Considerations  
Letter of Request