

## CITY COUNCIL MEMORANDUM

### AGENDA ITEM

**ZONING CASE #Z14-02 "A" (AGRICULTURAL DISTRICT) to "R-2"(TWO-FAMILY RESIDENTIAL DISTRICT)**

### ORIGINATING DEPARTMENT

**PLANNING & DEVELOPMENT SERVICES**

### Nature of the Request

This request is to rezone approximately 6.77 acres, out of the Thomas Robinett Survey, Abstract No. 686, from "A" Agricultural District to "R-2" Two-Family Residential District. The applicant is rezoning the property for duplex use.

A building or premises in a district "R-2" Two-Family Residential District shall be used for the following purposes only:

§ Any use permitted in district "R-1" Single-Family Residential District.

§ Two-Family dwellings.

### Property Specifics

**Applicant/Property Owner:** Lagan Construction, Inc.

**Property Location:** The property is located west of the terminus of Waterproof Drive, immediately east of Robert M. Shoemaker High School, Killeen, Texas.

**Legal Description:** 6.77 acres out of the Thomas Robinett Survey, Abstract No. 686.

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

§ The property has retained its initial "A" (Agricultural District) zoning since being annexed on October 19, 1999.

§ The property is not platted.

### Character of the Area

**Existing Land Uses(s) on the Property:** Undeveloped and vacant.

### **Figure 1. Zoning Map**

See Attachment

**Historic Properties:** None

## **Infrastructure and Community Facilities**

### **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 available to the above subject tract located within the City of Killeen municipal utility service area. Adequate potable water and sanitary sewer capacity is currently available to the tract. However, a potable water main and gravity sanitary sewer main would be required to be extended across the tract from the existing mains abutting the property at the time of platting. Public storm drainage infrastructure lies within abutting rights-of-way and an improved drainage course bisecting the tract. Detention of post development storm water run-off may be required if inadequate capacity remains within such drainage infrastructure.

It shall be noted that Public Works personnel have performed only a basic assessment of publicly-dedicated water and sanitary sewer infrastructure that would serve this property. 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 re-development of the subject property, shall coordinate tie in to all publicly dedicated infrastructure with the Public Works Department.

### **Transportation:**

Existing Conditions: Waterproof Drive is classified as a 60' local street on the City's Thoroughfare Plan.

Proposed Improvements: None as part of this rezone action.

Projected Traffic Generation: There will be a moderate increase in traffic as a result of this zoning action.

## **Environmental Assessment**

**Topography:** The property ranges in elevation from 964' to 984'.

**Regulated Floodplain/Floodway/Creek:** This area contains a FEMA recognized unnamed tributary to South Nolan Creek, and there are known groundwater issues in this area. Approximately .5 acres of this site drains onto Elms Road then to South Nolan Creek at Robinett Road. Approximately 6.25 acres drain into the unnamed tributary to South Nolan Creek. It shall be noted that South Nolan Creek is not on the TCEQ's impaired water body list.

## **Land Use Analysis**

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

**Plan Recommendation:** The Comprehensive Plan considers 'General Residential' to be of a medium intensity category/character that encompasses detached residential dwelling units, attached housing types, planned developments, as well as parks and public/institutional places.

**Consistency:** The applicant's zoning request is consistent with the Comprehensive Plan.

**Public Notification**

The staff notified forty-eight surrounding property owners regarding this request. Staff has received no responses at this time.

**Recommendation**

The Planning and Zoning Commission recommended approval of the applicant's zoning request by a vote of 7 to 0. It is consistent with the Comprehensive Plan and the zoning of adjacent areas.