CITY COUNCIL MEMORANDUM

AGENDA ITEM   ZONING CASE #Z14-01 R1-A (SINGLE-
                                     FAMILY GARDEN HOME RESIDENTIAL
                                     DISTRICT) to R-2 (TWO-FAMILY
                                     RESIDENTIAL DISTRICT)

ORIGINATING DEPARTMENT   PLANNING & DEVELOPMENT SERVICES

Nature of the Request

This request is to rezone Lots 1-3, Block 15, Purser Crossing, Phase One, from "R1-A" (Single-Family Garden Home Residential District) to "R-2" (Two-Family Residential District). The applicant is rezoning the properties for residential 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: RSBP Developers, Inc.

Property Location: The property is located on the south right-of-way of John Helen Drive, east of Bunny Trail, Killeen, Texas. The property is addressed as 3100, 3102 and 3104 John Helen Drive, Killeen, Texas.

Legal Description: Lots 1-3, Block 15, Purser Crossing, Phase One.

Zoning/Plat Case History:

§ The property was zoned to "R1-A" (Single-Family Garden Home Residential District) per Ordinance # 09-70 on November 10, 2009.

§ The property is platted as Lots 1-3, Block 15, Purser Crossing, Phase One, which was filed for record in Cabinet D, Slide 288-D and Slide 289-A, Plat Records of Bell County, Texas.

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: Municipal utilities are readily available to the subject property. 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: John Helen Drive is classified as a 70' collector on the City's Thoroughfare Plan.
Proposed Improvements: None as part of this rezone action.
Projected Traffic Generation: There will be no increase in traffic.

Environmental Assessment

Topography: The property ranges in elevation from 968' to 974'.

Regulated Floodplain/Floodway/Creek: This property is not located within any FEMA regulatory Special Flood Hazard Area (SFHA). The subject lots are adjacent to a detention pond that was designed to include this development.

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 three 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.