

## CITY COUNCIL MEMORANDUM

### AGENDA ITEM

**ZONING CASE #Z14-03 B-5 (BUSINESS DISTRICT) TO R-2 (TWO-FAMILY RESIDENTIAL DISTRICT)**

### ORIGINATING DEPARTMENT

**PLANNING & DEVELOPMENT SERVICES**

### Nature of the Request

This request is to rezone approximately 4.854 acres, out of the Thomas Robinett Survey, Abstract No. 686, from B-5 (Business District) to R-2 (Two-Family Residential District). The applicant is rezoning the property for duplex use. The property is located along the south right-of-way of Watercrest Road, between Bachelor Button Boulevard and Foxglove Lane, and is locally known as 4602 Watercrest Road, Killeen, Texas.

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:** Killeen Sunflower, Inc.

**Property Location:** The property is locally known as 4602 Watercrest Road, Killeen, Texas.

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

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

§ This property was rezoned from R-1 (Single-Family Residential District) to B-5 (Business District) on September 27, 2005, per Ordinance No. 05-85.

§ The property is not platted. A plat application has been submitted to City staff illustrating a proposed residential development.

### 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: Watercrest Road is classified as a 90' minor arterial on the City's Thoroughfare Plan.

Proposed Improvements: None as part of this rezone action.

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

### **Environmental Assessment**

**Topography:** The property ranges in elevation from 932' to 948'.

**Regulated Floodplain/Floodway/Creek:** The proposed development is not within any FEMA regulatory Special Flood Hazard Area (SFHA).

### **Land Use Analysis**

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

**Plan Recommendation:** The Comprehensive Plan calls for a wide range of commercial retail and service uses, at varying scales and intensities depending on the site.

**Consistency:** The rezone request is inconsistent with the Comprehensive Plan; however planning staff is recommending an amendment to the FLUM from 'General Residential' to 'General Commercial'.

**Public Notification**

The staff notified eighteen surrounding property owners regarding this request. Staff has received one response in support at this time.

**Recommendation**

The Planning and Zoning Commission recommended approval of the applicant's zoning request by a vote of 6 to 0, with Commissioner Cooper abstaining. The request is consistent with the Comprehensive Plan and the zoning of adjacent areas.