

CITY COUNCIL MEMORANDUM

AGENDA ITEM

ZONING CASE #Z15-27 "B-2" (LOCAL RETAIL DISTRICT) to "R-1" (SINGLE-FAMILY RESIDENTIAL DISTRICT)

ORIGINATING DEPARTMENT

PLANNING & DEVELOPMENT SERVICES

Nature of the Request

This request is submitted by Galdino and Maria Rodriguez to rezone approximately 0.216 acre, being part of Block 1, Strip 6, Harbour Addition, from "B-2" (Local Retail District) to "R-1" (Single-Family Residential District). The property is locally known as 505 Harbour Avenue, Killeen, Texas.

A building or premises in the "R-1" Single-Family Residential District shall be used only for the following purposes:

One-family dwellings.

Churches or other places of worship.

Colleges, universities or other institutions of higher learning.

Country clubs or golf courses, but not including miniature golf courses, driving ranges or similar forms of commercial amusement.

Farms, nurseries or truck gardens, limited to the proportion and cultivation of plants, provided no retail or wholesale business is conducted on the premises, and provided further that no poultry or livestock other than normal household pets shall be housed within one hundred (100) feet of any property line.

Parks, playgrounds, community buildings and other public recreational facilities, owned and/or operated by the municipality or other public agency.

Public buildings, including libraries, museums, police and fire stations.

Real estate sales offices during the development of residential subdivisions but not to exceed two (2) years. Display residential houses with sales offices, provided that if such display houses are not moved within a period of one (1) year, specific permission must be obtained from the city council for such display houses to remain on their locations.

Schools, public elementary or high.

Schools, private with curriculum equivalent to that of a public elementary or high school.

Temporary buildings for uses incidental to construction work on the premises, which buildings shall be removed upon the completion or abandonment of construction work.

Water supply reservoirs, pumping plants and towers.

Accessory buildings and uses, incident to the uses in this section and located on the same lot therewith, not involving the conduct of a retail building...

A subdivision entry sign, when such sign is located on a lot that abuts a subdivision boundary and fronts on a street entering the subdivision. Such sign:

- a. Shall not have a sign face which exceeds a total of twenty-four (24) square feet; and
- b. Shall not exceed six (6) feet in height; and

- c. Shall not be located in a side or rear yard which is adjacent to any other lot designated for residential use; and
- d. Shall advertise only the name of the subdivision.
Cemetery.

Property Specifics

Applicant/Property Owner: Galdino and Maria Rodriguez

Property Location: The property is located at 505 Harbour Avenue, Killeen, Texas.

Legal Description: Block 1, Strip 6, Harbour Addition.

Zoning/ Plat Case History:

This property was rezoned from "R-3" (Multifamily Residential District) to "B-2" (Local Retail District) on May 28, 2008, per Ordinance #08-034.

The property is platted as part of Block 1, Strip 6, Harbour Addition.

Character of the Area

Existing Land Use(s) on the Property: A single family residence currently occupies the site. A law office currently zoned "B-5" (Business District) abuts the western boundary of the subject property and a "R-3" (Multifamily Residential District) zoned residential property is located along the eastern block boundary. There is an approximate 10' wide strip that allows access to the property addressed as 501 Harbour Avenue, which is located to the rear of the subject property. The block in which the subject site is located is a mix of commercial and residential land uses.

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: This memorandum is to advise that 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.

Transportation

Existing conditions: The tract has direct access to Harbour Avenue, which is classified as a 60' local residential street on the City's adopted Thoroughfare Plan.

Proposed Improvements: None.

Projected Traffic Generation: insignificant.

Environmental Assessment

Topography: The property is relatively flat with an elevation rise of 842' to 844'.

Regulated Floodplain/Floodway/Creek: This property is not located within any FEMA regulatory Special Flood Hazard Area (SFHA). This property is located in a Zone X Special Flood Hazard Area. The soils for the site are classified as follows: Slidell silty clay with 0% to 2% slopes (SIB). There are no known wetlands on this parcel. This parcel is currently 99% impervious.

Currently runoff on this development sheet flows south into public right of way and then southward into Nolan Creek prior to leaving the City. Nolan Creek is currently listed on the TCEQ's 303(d) water quality list for impairment due to bacteria and concerns for near non-attainment for nutrients.

Land Use Analysis

Land Use Plan: This area is designated as 'Residential-Commercial Mix' on the Future Land Use Map (FLUM) of the Comprehensive Plan.

Plan Recommendation: The 'Residential-Commercial mix' designation encompasses a mix of residential types and densities, with a variety of commercial and light industrial activities.

Consistency: The proposal is consistent with the Comprehensive Plan.

Public Notification

The staff notified fifteen (15) surrounding property owners within a 200' notification boundary. Staff has received no protests.

Recommendation

The Planning & Zoning Commission voted unanimously by a vote of 8 to 0 to recommend approval of the "R-1" zoning request.