



STAFF REPORT

DATE: May 7, 2019

TO: Ronald L. Olson, City Manager

FROM: Dr. Ray Shanaa, Exec. Dir. Of Planning and Development Services

SUBJECT: ZONING CASE #Z19-05 "R-1" (SINGLE-FAMILY RESIDENTIAL DISTRICT) TO "R-2" (TWO-FAMILY RESIDENTIAL DISTRICT)

BACKGROUND AND FINDINGS:

Esmeralda Medrano has made a request, on behalf of Adolfo Medrano Romero and Claudia Corona De Medrano, to rezone Lot 34, Block 1, Simmons 1st, from "R-1" (Single-Family Residential District) to "R-2" (Two-Family Residential District). The property is located at 507 58th Street, Killeen, Texas.

Property Specifics:

Applicant/Property Owner: Adolfo Medrano Romero and Claudia Corona De Medrano

Property Location: The subject area is located at 507 58th Street, Killeen, Texas.

Legal Description: Lot 34, Block 1, Simmons 1st, Killeen, Texas

Zoning/ Plat Case History:

- There is no recent zoning activity for the property.
- The property was initially part of a parcel laid out as a 70' x 140' tract and platted as Lot 34, Block 1, Simmons 1st. The property was replatted into its current configuration and recorded as such and filed for record on August 1, 1946, Plat Records of Bell County, Texas.

Character of the Area:

Existing Land Use(s) on the Property: The community consists of single-family, two-family, multifamily residential dwelling units and a mix of business district uses. Additionally the property abutting this lot to the south is zoned for "R-3" (Multifamily Residential) use and currently contains a duplex.

Historic Properties: There are no historic structures on this property.

INFRASTRUCTURE AND COMMUNITY FACILITIES:

Water, Sewer and Drainage Services:

Provider: City of Killeen

Within Service Area: Yes

Feasibility Study or Service Commitment: Upon construction, the applicant shall be required to extend the necessary municipal infrastructure to the site.

Transportation:

Existing conditions: Ingress and Egress to the property are via 58th Street, which is classified as a 60' wide local street on the City's adopted Thoroughfare Plan. Access to this road is from Veterans Memorial Boulevard, which is classified as a 120' wide Principal Arterial on the City's adopted Thoroughfare Plan.

Proposed Improvements: None

Projected Traffic Generation: One duplex or two-family residential unit typically generates 20 daily trips [note-this data is sourced from the Institute of Transportation Engineer (ITE) Trip Generation Rates-9th Edition, provided through Spack Consulting].

Environmental Assessment: The property does not lie within a FEMA regulatory Special Flood Hazard Area (SFHA). Additionally, there are no wetlands on this parcel. Currently, runoff exits this parcel in a sheet flow manner along 58th Street and then flows southeast to Veterans Memorial Boulevard before entering Little Nolan Creek. Once the runoff enters Little Nolan Creek, it flows northeast and leaves the City of Killeen prior to entering Nolan Creek near Roy Reynolds Drive in Harker Heights. The receiving sections of Little Nolan Creek and Nolan Creek are both currently listed on the TCEQ's 303(d) water quality list for impairment due to bacteria and concerns for near non-attainment for nutrients.

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 the subject property, shall coordinate tie-in to all publicly dedicated infrastructure with the public works department.

LAND USE ANALYSIS:

Land Use Plan: The property is designated as 'Residential Mix' (R-MX) on the Future Land Use Map (FLUM) of the Comprehensive Plan.

Plan Recommendation: The 'Residential Mix' designation encourages a mix of residential types, public and institutional uses, parks and public spaces.

Consistency: Consistent.

Public Notification: The staff notified thirty-nine (39) surrounding property owners within a 400' notification boundary regarding this request. There have been no responses from the surrounding property owners in regard to this request.

THE ALTERNATIVES CONSIDERED:

Which alternative is recommended? The City Council may approve the applicant's request or disapprove the request. The Planning and Zoning Commission recommends approval.

Why? The request is compatible with the surrounding community.

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:

The Planning and Zoning Commission recommended approval of the applicant’s request for “R-2” (Two-family Residential District) zoning by a vote of 6 to 0.

DEPARTMENTAL CLEARANCES:

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

ATTACHED SUPPORTING DOCUMENTS:

- Zoning and Notification Map
- Location Map
- Minutes
- Ordinance
- Pharr vs. Tippitt