

CITY COUNCIL MEMORANDUM

AGENDA ITEM

ZONING CASE #Z14-11 B-2 (LOCAL RETAIL DISTRICT) AND 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 Lots 1-16, Block 1, Gentle Grove Addition, Phase III, from B-2 (Local Retail District) and B-5 (Business District) to R-2 (Two-Family Residential District). The applicant is rezoning the property to develop 16 lots for duplex use. The property is located east of Old FM 440, across from Anna Lee Drive 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: Bok Suk Baldwin

Property Location: The property is located east of Old FM 440, across from Anna Lee Drive Killeen, Texas.

Legal Description: Lots 1-16, Block 1, Gentle Grove Addition, Phase III.

Zoning/Plat Case History:

This property was rezoned from R-1 (Single-Family Residential District) to B-2 (Local Retail District) and B-5 (Business District) on April 14, 1998, per Ordinance No. 98-22.

Lots 1-16, Block 1, are part of Gentle Grove Addition, Phase III, which was recorded in document # 00007938.

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

Water, sanitary sewer, and drainage utility services will be extended across the tract as part of the development of the Gentle Grove Addition, Phase III subdivision.

Transportation:

Existing conditions: Old FM 440 is designated as a 70' collector on the City's Thoroughfare Plan.

Proposed Improvements: Access onto Old FM 440 will be via Grace Point, a *yet-to-be-constructed* local residential street.

Projected Traffic Generation: The traffic impact will be minimal.

Environmental Assessment

Topography: The property ranges in elevation from 935' to 949'.

Regulated Floodplain/Floodway/Creek: A portion of the proposed development is within a regulatory Special Flood Hazard Area (SFHA) as shown on FIRM number 48027C0260E, dated September 26, 2008.

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. Staff is recommending an amendment to the FLUM to designate a larger portion of the applicant's property as 'Residential-Commercial Mix'.

Public Notification

The staff notified seventeen (17) surrounding property owners regarding this request. Staff received no response.

Recommendation

The Planning and Zoning Commission recommended approval of the applicant's zoning request by a vote of 8 to 0.