

## CITY COUNCIL MEMORANDUM

### AGENDA ITEM

### ZONING CASE #Z14-07 FROM 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 0.92 acres, being part 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, at the south west intersection of Bachelor Button Blvd and 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 located on the west right-of-way of Bachelor Button Blvd at the south west intersection of Bachelor Button Blvd and Watercrest Road, Killeen, Texas.

**Legal Description:** 0.92 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 four lot residential development.

#### **Character of the Area**

**Existing Land Uses(s) on the Property:** The subject property is 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 subject property located within the City of Killeen municipal utility service area. Adequate potable water and sanitary sewer capacity is available to the tract. However, installation of a potable water main and gravity sanitary sewer main will 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.

**Transportation:**

Existing Conditions: Watercrest Road is classified as a 90' minor arterial on the City's Thoroughfare Plan. Bachelor Button Boulevard is classified as a 60' local residential street on the City's Thoroughfare Plan.

Proposed Improvements: None as part of this rezone action.

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

**Environmental Assessment**

**Topography:** The property ranges in elevation from 932' to 942'.

**Regulated Floodplain/Floodway/Creek:** The proposed development is not within any regulatory Special Flood Hazard Areas (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 City Council considered an amendment to the FLUM from 'General Residential' to 'General Commercial' at the meeting of March 11, 2014.

**Public Notification**

The staff notified 18 surrounding property owners regarding this request. Staff has received no responses.

**Recommendation**

The Planning and Zoning Commission recommended approval of the applicant's change of zoning request by a vote of 7 to 0. It is consistent with the zoning of adjacent properties.