

CITY COUNCIL MEMORANDUM

AGENDA ITEM

ZONING CASE #Z15-24 "B-4" (BUSINESS DISTRICT) to "B-5" (BUSINESS DISTRICT)

ORIGINATING DEPARTMENT

PLANNING & DEVELOPMENT SERVICES

Nature of the Request

This request is to rezone 28.29 acres out of the Azra Webb Survey, Abstract No. 857, from "B-4" (Business District) to "B-5" (Business District). The property is locally known as 4800 S. Fort Hood Street.

A building or premises in the "B-5" (Business District) shall be used only for the following purposes:

- (1) Any use permitted in the "B-4" district.
- (2) Building material and lumber sales (outside storage permitted).
- (3) Storage warehouse. Less than one hundred thousand (100,000) square feet.
- (4) Newspaper or job printing.
- (5) Railroad or bus passenger terminal.
- (6) Tire recapping or retreading.
- (7) Trailer rental or sales.
- (8) Wholesale house.
- (9) Auto parts sales, used. No outside storage, display or dismantling.
- (10) A customarily incidental use.
- (11) Any commercial use not included in any other district, provided such use is not noxious or offensive because of odors, dust, noise, fumes or vibrations.
- (12) Mobile home sales.
- (13) Sale of beer and/or wine for off-premises consumption only.
- (14) Tattooing (as licensed per Texas Health and Safety Code, chapter 146, as amended).

Property Specifics

Applicant/Property Owner: Killeen EGS Property, Ltd.

Property Location: The property is located at the southeast corner of the intersection of W. Stan Schlueter Loop (FM 3470) and S. Fort Hood Street (S. H. 195), Killeen, Texas.

Legal Description: 28.29 acres out of the Azra Webb Survey, Abstract No. 857, Killeen, Texas.

Zoning/ Plat Case History:

This property was rezoned from "A" (Agricultural District) and "R-1" (Single-Family Residential District) to "B-4" (Business District) on November 8, 2011 per Ordinance #11-099.

The property is not platted.

Character of the Area

Existing Land Use(s) on the Property: The property is vacant and undeveloped.

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. An existing potable water main borders the entire frontage of the subject tract. Public sanitary sewer utility service is reasonably available within the adjoining Trimmier Estates subdivision. The public wastewater collection network in this basin is adequate and would allow flow by gravity from the subject tract. City of Killeen development criteria require the extension of public sanitary sewer utilities to the subject tract should a development permit application be filed for the property.

Transportation

Existing conditions: The tract has direct access to S. Fort Hood Street (S. H. 195) and Stan Schlueter Loop (FM 3470), which are classified as 110' principal arterials on the City's adopted Thoroughfare Plan. The applicant is advised that ingress/egress is controlled by the state and will be disciplined by TxDOT's Access Management Policies when the property is developed.

Proposed Improvements: No improvements are being proposed to those arterials as part of this development.

Projected Traffic Generation: Significant.

Environmental Assessment

Topography: The property slopes downward in a southeasterly orientation; the elevation ranges from 990' on the northwestern property boundary to 972' on the southeastern property boundary.

Regulated Floodplain/Floodway/Creek: This property is located in a Zone X Special Flood Hazard Area. The soils for the site are classified as follows: approximately 12 acres are Denton silty clay with 1 to 3 percent slopes, and approximately 16 acres are Purves silty clay with 1 to 4 percent slopes (PrB). The 12 acres of Denton silty clay are considered prime farmland. Historic drainage patterns on the property show that land terracing is present on the property. There are no known wetlands on this parcel.

This parcel is currently un-platted and has undisturbed drainage patterns. The current Drainage Design Manual and Post Construction requirements will apply to any development on this parcel. In addition, the applicant will need to have approval from TxDOT prior to changing discharge patterns into Stan Schlueter Loop.

Currently sheet flow runoff on this development flows in three directions. About one third (1/3) of the parcel flows northeast into the right of way of SSL and flows into old Florence Ditch. That discharge then flows into Little Nolan Creek. The remaining portions of the parcel drain onto the south and west adjacent parcels. The runoff from those areas discharges flows overland and through drainage easements to Little Nolan Creek. Little Nolan Creek flows into Nolan Creek prior to leaving the City. Little Nolan Creek and Nolan Creek are currently listed on the TCEQ's 2012 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 'General Commercial' on the Future Land Use Map (FLUM) of the Comprehensive Plan.

Plan Recommendation: The 'General Commercial' designation encompasses a range of commercial retail and service uses, at varying scales and intensities depending on the site.

Consistency: The proposal is consistent with the Comprehensive Plan.

Public Notification

The staff notified nine (9) surrounding property owners within a 200' notification boundary. Staff has received no protests.

Recommendation

The Planning & Zoning Commission voted unanimously to approve the requested "B-5" zoning district.