



STAFF REPORT

DATE: June 20, 2017

TO: Ronald L. Olson, City Manager

FROM: Ray Shanaa, Executive Director of Planning and Development Services

SUBJECT: ZONING CASE #Z17-15 "R-MH" (RESIDENTIAL MOBILE HOME DISTRICT) TO "R-2" (TWO FAMILY RESIDENTIAL DISTRICT)

BACKGROUND AND FINDINGS:

C. A. Doose & Company submits this request to rezone part of Lot 1, Block 1, Country Meadows Mobile Home Park, from "R-MH" (Residential Mobile Home District) to "R-2" (Two Family Residential District). The property is located approximately 1,400 feet south of Rancier Avenue, along the east right-of-way of Roy Reynolds Drive, Killeen, Texas.

District Descriptions:

A building or premises in a district "R-2" Two-Family Residential District shall be used only for the following purposes:

- (1) Any use permitted in district "R-1"
- (2) Two-family dwellings

Property Specifics

Applicant/Property Owner: C. A. Doose & Company

Property Location: The property is located approximately 1,400 feet south of Rancier Avenue, along the east right-of-way of Roy Reynolds Drive, Killeen, Texas.

Legal Description: Part of Lot 1, Block 1, Country Meadows Mobile Home Park

Zoning/ Plat Case History:

- The property was rezoned from "R-1" (Single-family Residential District) to "R-MH" (Residential Mobile Home District) on Tuesday, February 13, 1996, per Ordinance#96-04.
- The subject property is platted as Lot 1, Block 1, Country Meadows Mobile Home Park, which was filed for record on March 7, 1997, in Cabinet C, Slide 97-C, Plat Records, Bell County, Texas.

Character of the Area

Existing Land Use(s) on the Property: The property is currently vacant. The surrounding community consists of multifamily residential uses and mobile/manufactured housing. The Lakeview Park subdivision is located west of this project site.

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 readily accessible to the subject property located within the City of Killeen municipal utility service area. Adequate potable water and sanitary sewer capacity are available to the proposed development. In accordance with the City of Killeen Code of Ordinances, the developer is required to extend public utilities to the property in accordance with the plan of service validated with the approved plat case.

Transportation:

Existing conditions: The property is accessed via N. Roy Reynolds Drive, which is classified as a 90' wide minor arterial on the City's adopted Thoroughfare Plan.

Proposed Improvements: No transportation improvements are planned at this time

Projected Traffic Generation: 60 duplex units will generate 571 vehicle trips per day, with 45 trips during the peak AM hour and 60 trips during the peak PM hour. This data is sourced from the Institute of Transportation Engineers (ITE) Trip Generations Rates-9th Edition, provided through Spack Consulting.

Environmental Assessment

Topography/Regulated Floodplain/Floodway/Creek: The property ranges in elevation from 790 to 810 feet. This property is not located within any FEMA regulatory Special Flood Hazard Area (SFHA).

Land Use Analysis

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

Plan Recommendation: The 'General Residential' designation encompasses detached, residential dwelling units, attached housing types, and planned developments, as well as parks and public/institutional places

Consistency: The zoning request is consistent with the FLUM.

Public Notification

The staff notified ten (10) surrounding property owners regarding this request. Staff has received no protests at this time.

THE ALTERNATIVES CONSIDERED:

Which alternative is recommended?

Staff is not recommending any alternative.

Why?

The "R-2" zoning is consistent with the FLUM and compatible with the surrounding residential 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" zoning by a vote of 6 to 0.

DEPARTMENTAL CLEARANCES:

This item has been reviewed by the Legal Department.

ATTACHED SUPPORTING DOCUMENTS:

Exhibit
Minutes
Ordinance
Application
Location Map
Buffer Map
Considerations