

CITY COUNCIL MEMORANDUM

AGENDA ITEM

ZONING CASE #Z15-31 "B-2" (LOCAL RETAIL DISTRICT) TO "R-2" (TWO-FAMILY RESIDENTIAL DISTRICT)

ORIGINATING DEPARTMENT

PLANNING & DEVELOPMENT SERVICES

Nature of the Request

This request is to rezone 101 Kings Court being Lot 1, Block 1, Esposito Addition West, from "B-2" (Local Retail District) to "R-2" (Two-Family Residential District). The applicant is rezoning the property to develop for duplex use. The property is located along the east side of Florence Road, north of Granada 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: Steven Swartz and Gerald Nunn

Property Location: The property is located along the east side of Florence Road, north of Granada Drive Killeen, Texas.

Legal Description: Lot 1, Block 1, Esposito Addition West.

Zoning/ Plat Case History:

This property was rezoned from "R-3" (Multi-Family Residential District) to "B-2" (Local Retail District) on November 23, 2010, per Ordinance No. 10-068.

Character of the Area

Existing Land Use(s) on the Property: Undeveloped and vacant. This location is surrounded by a mixture of residential uses from "R-1" (Single-Family Residential) to "R-3" (Multi-Family Residential).

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 are readily accessible to the subject property.

Transportation:

Existing conditions: Florence Road is designated as a 70' collector on the City's Thoroughfare Plan. Ingress/egress to the property would be limited to the single point of existing access.

Proposed improvements: None.

Projected Traffic Generation: The traffic impact will be minimal.

Environmental Assessment

Topography: This property is relatively flat. Currently runoff on this development flows through the Kings Court right-of-way prior to entering Florence Ditch. The runoff then flows from Florence Ditch into Trimmier Road Ditch, then into Little Nolan creek and finally 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.

Regulated Floodplain/Floodway/Creek: The proposed development is not within any FEMA regulatory Special Flood Hazard Area (SFHA).

Land Use Analysis

Land Use Plan: The property is designated as 'General Residential' on the Future Land Use Map (FLUM) a component of the Comprehensive Plan.

Plan Recommendation: The Comprehensive Plan considers 'General Residential' to be of a medium intensity category/character that encompasses detached residential dwelling units, attached housing types, planned developments, as well as parks and public/institutional places. Neighborhood-scale commercial uses are expected to emerge over time and should be encouraged on sites, and in locations, within or near the edge of "General Residential" areas.

Consistency: The rezone request is consistent with the Comprehensive Plan.

Public Notification

Staff notified 13 surrounding property owners within the 200' notification area. Staff has received no protests.

Recommendation

The Planning and Zoning Commission recommended approval of "R-2" (Two-Family Residential District) zoning for this site by a unanimous vote.