

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. A sanitary sewer main bisects the tract. The public wastewater collection network in this basin is adequate and allows flow by gravity from the subject tract. Natural undisturbed drainage patterns are present. Public storm drainage infrastructure is limited to public right-of-way and detention of post development storm water run-off may be required.

It shall be noted that Public Works personnel have performed only a basic assessment of publicly-dedicated water and sanitary sewer infrastructure that would serve this property. The property owner and his agents are cautioned that unknown or unforeseen site conditions may require remedial action to provide safe and adequate water, sewer, or drainage service to the property. Further, City of Killeen development regulations require that capacity analyses related to development of the property are the sole responsibility of the owner. The owner or his agents, acting as the permit applicant for re-development of the subject property, shall coordinate tie-in to all publicly dedicated infrastructure with the Public Works Department.

Transportation:

Existing conditions: The improved public right-of-way serving the tract is a rural section street classified as a collector under the City's adopted Thoroughfare Plan. The collector is not at the desired level of service and is identified for future capital improvement under the adopted KTMO 2030 Mobility Plan. The applicant is advised that ingress/egress will be disciplined by TxDOT and City of Killeen's Access Management Policies when the property is developed.

Proposed Improvements: No improvements are planned as part of this zoning request.

Projected Traffic Generation: No Increase.

Environmental Assessment

Topography: This property is relatively flat.

Regulated Floodplain/Floodway/Creek: This property is located in a Zone X Special Flood Hazard Area. There are no known wetlands on this parcel.

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 considers 'General Commercial' to encompass a variety of commercial uses.

Consistency: The rezone is consistent with the FLUM designation for this area.

Public Notification

The staff notified five (5) surrounding property owners within a 200' notification boundary regarding this request and no responses were received.

Recommendation

The Planning & Zoning Commission recommended approval (by a vote of 6 to 0) of the applicant's request subject to adherence to the site plan and communication monopole design submitted by the applicant with this zoning request. The proposed location will allow for the communication tower to meet all regulations listed in Chapter 31, Division 6, of the Killeen Code of Ordinances.