



STAFF REPORT

DATE: January 16, 2018

TO: Ronald L. Olson, City Manager

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

SUBJECT: ZONING CASE #Z17-14 "B-5" (BUSINESS DISTRICT) TO "R-2" (TWO FAMILY RESIDENTIAL DISTRICT)

BACKGROUND AND FINDINGS:

Emmons Investments, G.P., submits this request to rezone Lot B, Replat of Lot 1, Block 9, Roberts Addition, Section Three Amended, from "B-5" (Business District) to "R-2" (Two Family Residential District). The property is locally known as 3000 Edgefield Street, 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: Emmons Investments, G.P.

Property Location: The property is locally known as 3000 Edgefield Street, Killeen, Texas.

Legal Description: Lot B, Replat of Lot 1, Block 9, Roberts Addition, Section Three Amended

Zoning/ Plat Case History

- The property was rezoned from "R-1" (Single-family Residential District), "R-2" (Two Family Residential District), "R-3" (Multifamily Residential District) and "B-3" (Local Business District) to "B-5" (Business District) on Tuesday, March 5, 2002, per Ordinance#02-08.
- The subject property is platted as Lot B, Replat of Lot 1, Block 9, Roberts Addition, Section Three Amended, which was filed for record on January 5, 2018, in Plat Year 2018, Plat #001, 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 single family and two family developments.

Historic Properties: There are no historic structures on this property.

Figure 1. Zoning Map

See attachment.

Infrastructure and Community Facilities

Water, Sewer and Drainage Services:

Provider: City of Killeen

Within Service Area: Yes

Feasibility Study or Service Commitment: Water and sewer infrastructure is immediately available to the property. The property owners and their 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 the subject property, shall coordinate tie-in to all publicly dedicated infrastructure with the Public Works Department.

Transportation:

Existing conditions: The property is accessed via Edgefield Street, which is classified as a collector on the City's adopted Thoroughfare Plan.

Proposed Improvements: No transportation improvements are planned at this time

Projected Traffic Generation: Five acres of duplex units will generate 260 vehicle trips per day, with 20 trips during the peak AM hour and 28 trips during the peak PM hour. This data is sourced from the Institute of Transportation Engineers (ITE) Trip Generation Rates-9th Edition, provided through Spack Consulting.

Environmental Assessment

Topography/Regulated Floodplain/Floodway/Creek: The property ranges from 930 to 950 feet in elevation. Edgefield Creek, a tributary of South Nolan Creek, crosses this property.

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 thirty-two (32) surrounding property owners within a 200' notification boundary regarding this request. Victoria Johnson, the owner of 3003 Tom Lockett Drive, spoke in opposition to the request.

THE ALTERNATIVES CONSIDERED:

Which alternative is recommended?

Staff is not recommending any alternative.

Why?

The "R-2" zoning represents a down-zoning of this parcel, while allowing a compatible residential housing type.

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
Buffer Map
Considerations