



## STAFF REPORT

**DATE:** March 19, 2019

**TO:** Ronald L. Olson, City Manager

**FROM:** Dr. Ray Shanaa, Exec. Dir. Of Planning and Development Services

**SUBJECT:** ZONING CASE #Z19-02 "R-3" (MULTIFAMILY RESIDENTIAL DISTRICT)  
TO "B-1" (PROFESSIONAL BUSINESS DISTRICT)

### **BACKGROUND AND FINDINGS:**

#### **Nature of the Request:**

The Almafa Group has submitted a request to rezone Lot 1, Block 13, Evening Hollow Addition, 3<sup>rd</sup> Extension, from "R-3" (Multifamily Residential District) to "B-1" (Professional Business District) for office space use. The subject area is located at 2018 Cedarhill Drive, Killeen, Texas.

#### **Property Specifics:**

Applicant/Property Owner: Almafa Group

Property Location: The subject area is located at 2018 Cedarhill Drive, Killeen, Texas.

Legal Description: Lot 1, Block 13, Evening Hollow Addition, 3<sup>rd</sup> Extension, Killeen, Texas

#### **Zoning/ Plat Case History:**

- There is no recent zoning activity for the property.
- The property was initially part of a parcel laid out as a 100' x 215' tract and platted as Lot 1, Block 13, Evening Hollow Addition, 3<sup>rd</sup> Extension. The property was replatted into its current configuration and recorded as the Replat of Lot 1, Block 13, Evening Hollow Addition, 3<sup>rd</sup> Extension, which was filed for record on October 28, 1985, in Cabinet A, Slide 393-C, Plat Records of Bell County, Texas.

#### **Character of the Area:**

Existing Land Use(s) on the Property: The community consists on single-family, two family and multifamily residential dwelling units. Additionally the properties to the west are zoned for "B-3" (Local Business District).

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

### **INFRASTRUCTURE AND COMMUNITY FACILITIES:**

#### **Water, Sewer and Drainage Services:**

Provider: City of Killeen

Within Service Area: Yes

Feasibility Study or Service Commitment: Upon construction, the applicant shall be required to extend the necessary municipal infrastructure to the site.

**Transportation:**

Existing conditions: Ingress/ egress to the property is via Cedarhill Drive, which is a local street.

Proposed Improvements: None

Projected Traffic Generation: Minimal

**Environmental Assessment:** The property does not lie within a FEMA regulatory Special Flood Hazard Area (SFHA). Additionally, there are no wetlands on this parcel. Currently, runoff exits this parcel in a sheet flow manner along Cedarhill Drive and then flows south to Rainbow Circle before entering Caprice Ditch. Once the runoff enters Caprice Ditch, it flows south into Impoundment Site #7, owned by Bell County Water Control & Improvement District #6. The runoff then flows south and leaves the City of Killeen prior to entering South Nolan Creek near Ann Blvd. in Harker Heights. The receiving section of South Nolan Creek is currently listed on the TCEQ's 303(d) water quality list for impairment due to bacteria and concerns for near non-attainment for nutrients.

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 the subject property, shall coordinate tie-in to all publicly dedicated infrastructure with the public works department.

**LAND USE ANALYSIS:**

**Land Use Plan:** The property is designated as 'Four-Plex Residential' (RQ) on the Future Land Use Map (FLUM) of the Comprehensive Plan.

**Plan Recommendation:** The 'Four-Plex Residential' designation encourages clusters of four unit development types, typically in two-story buildings, parks and public spaces.

**Consistency:** Due to the minimal size and nature of the zoning request and its near proximity to an adjacent 'General Commercial' designated area; staff does not recommend any changes to the FLUM.

**Public Notification:** The staff notified forty-six (46) surrounding property owners within a 400' notification boundary regarding this request. Staff received one response of support from Harvey O'Neil Jr., the owner of 4800 Westcliff Road and one response of opposition from Etsuko Martin, the owner of 2101 Schwertner Drive.

**THE ALTERNATIVES CONSIDERED:**

**Which alternative is recommended?**

Staff is not recommending any alternative other than the applicant's request.

**Why?**

Staff is of the determination that the request is low intensity and compatible with the surrounding 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 by a vote of 6-0.

**DEPARTMENTAL CLEARANCES:**

This item has been reviewed by the Planning and Legal Departments.

**ATTACHED SUPPORTING DOCUMENTS:**

Maps  
Minutes  
Ordinance  
Considerations  
Responses