



STAFF REPORT

DATE: January 5, 2021

TO: Kent Cagle, City Manager

FROM: Tony McIlwain, Exec. Dir. of Planning and Development Services

SUBJECT: ZONING CASE #Z20-26 "B-3" (Local Business District) to "R-2" (Two-Family Residential District)

Summary of Request

This request, submitted by Quintero Engineering, L.L.C. (c/o Gorge J Meza) on behalf of Kailles Projects, L.L.C., is to rezone Lot 2, Block 1, Mulford Addition, from "B-3" (Local Business District) to "R-2" (Two-family Residential District). The property is addressed as 1403 Mulford Street, Killeen, Texas. The applicant intends to build one (1) duplex on the property.

"R-2" District Descriptions

A building or premise in a district "R-2" (Two-family Residential District) shall be used only for the following purposes:

- Any use permitted in district "R-1" (Single-family Residential District)
- Two-Family dwellings.

Zoning/ Plat Case History:

- The property was zoned from "A-R1" (Agricultural Single-Family Residential District) to "B-3" (Local Business District) on October 19, 2010, per ordinance No.10-063.

Character of the Area:

The property located at 1403 Mulford Street is currently undeveloped. The surrounding adjoining properties are currently zoned "B-3" (Local Business District). Adjacent land uses are as follows:

- Immediately adjacent to the west is an existing commercial business zoned "B-3" (Local Business District).
- To the north and south are developed properties zoned "B-3" (Local Business District) with legal, non-conforming single-family residences.
- To the east are developed "R-3" (Multifamily Residential District) zoned parcels with existing single-family homes.

Future Land Use Map Analysis:

This area is designated as 'Residential-Commercial Mix' ('RC-MIX') on the Future Land Use Map (FLUM) of the Comprehensive Plan. Residential-Commercial character consists primarily of areas

that were allowed to develop in the past with non-residential uses (including uses with a heavy commercial and/or industrial intensity) intermixed amid a variety of residential uses, often with minimal screening and/or buffering where possible, as redevelopment occurs.

The 'Residential-Commercial Mix' ('RC-MIX') designation encourages the following development types:

- Mix of residential types and densities
- Variety of commercial and light industrial activities

The applicant's request is consistent with the FLUM of the Comprehensive Plan.

Water, Sewer and Drainage Services:

Water, sanitary sewer and drainage utility service is located within the City of Killeen utility service area and available to the subject tract.

Transportation and Thoroughfare Plan:

This property is solely accessed via Mulford Street, which is classified as a 60' Local Street on the City's adopted Thoroughfare Plan. The applicant intends to build one (1) two-family home.

Public Notification:

Staff notified sixty-one (61) surrounding property owners regarding this request. As of the date of this staff report, no responses have been received. Twenty-nine (29) property owners reside outside of Killeen. Thirty-five (35) of the sixty-one (61) notified are outside of the 200-foot notification boundary required by the State, but within the 400-foot notification boundary required by Council.

Staff Findings:

Staff finds that the applicant's request for "R-2" (Two-family Residential District) is consistent with the Future Land Use Map and is compatible with the existing adjacent land uses. If approved, approximately 0.23 acreage of land would be rezoned.

THE ALTERNATIVES CONSIDERED:

The City Council may:

- Disapprove of the applicant's "R-2" request; or
- Approve of the applicant's "R-2" request.

Which alternative is recommended? Staff recommends that the Commission recommend approval of the request.

Why? The applicant's request is consistent with the Future Land Use Map (FLUM). Further, the applicant's proposed zoning is consistent with the surrounding property uses and is consistent and compatible with the existing land uses and prevailing community character.

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 & Zoning Commission, by a vote of 5 to 0, recommended approval of the applicant's request.

DEPARTMENTAL CLEARANCES:

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

ATTACHED SUPPORTING DOCUMENTS:

Maps
Minutes
Ordinance
Considerations