



# City of Killeen

## Legislation Details (With Text)

**File #:** PH-14-016    **Version:** 1    **Name:** Zoning Case 14-01  
**Type:** Ordinance/Public Hearing    **Status:** Passed  
**File created:** 2/21/2014    **In control:** City Council  
**On agenda:** 3/11/2014    **Final action:** 3/11/2014  
**Title:** HOLD a public hearing and consider an ordinance requested by RSBP Developers, Inc. (Case #Z14-01) to rezone Lots 1-3, Block 15, Purser Crossing, Phase One, from R1-A (Single-Family Garden Home Residential District) to R-2 (Two-Family Residential District). The properties are locally known as 3100, 3102 and 3104 John Helen Drive, Killeen, Texas.

**Sponsors:** Development Services

**Indexes:**

**Code sections:**

**Attachments:** 1. Council Memorandum, 2. Attachment to Council Memorandum, 3. Minutes, 4. Ordinance, 5. Application, 6. Location Map, 7. Buffer Map, 8. Considerations

Date	Ver.	Action By	Action	Result
3/11/2014	1	City Council	Approved	Pass
3/4/2014	1	City Council Workshop		

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### AGENDA ITEM

### ZONING CASE #Z14-01 R1-A (SINGLE-FAMILY GARDEN HOME RESIDENTIAL DISTRICT) to R-2 (TWO-FAMILY RESIDENTIAL DISTRICT)

### ORIGINATING DEPARTMENT

### PLANNING & DEVELOPMENT SERVICES

#### Nature of the Request

This request is to rezone Lots 1-3, Block 15, Purser Crossing, Phase One, from "R1-A" (Single-Family Garden Home Residential District) to "R-2" (Two-Family Residential District). The applicant is rezoning the properties for residential duplex use.

A building or premises in a district "R-2" Two-Family Residential District shall be used for the following purposes only:

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

## **Property Specifics**

**Applicant/Property Owner:** RSBP Developers, Inc.

**Property Location:** The property is located on the south right-of-way of John Helen Drive, east of Bunny Trail, Killeen, Texas. The property is addressed as 3100, 3102 and 3104 John Helen Drive, Killeen, Texas.

**Legal Description:** Lots 1-3, Block 15, Purser Crossing, Phase One.

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

- The property was zoned to "R1-A" (Single-Family Garden Home Residential District) per Ordinance # 09-70 on November 10, 2009.
- The property is platted as Lots 1-3, Block 15, Purser Crossing, Phase One, which was filed for record in Cabinet D, Slide 288-D and Slide 289-A, Plat Records of Bell County, Texas.

## **Character of the Area**

**Existing Land Uses(s) on the Property:** Undeveloped and vacant.

## **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: Municipal utilities are readily available to the subject property. 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: John Helen Drive is classified as a 70' collector on the City's Thoroughfare Plan.

Proposed Improvements: None as part of this rezone action.

Projected Traffic Generation: There will be no increase in traffic.

## **Environmental Assessment**

**Topography:** The property ranges in elevation from 968' to 974'.

**Regulated Floodplain/Floodway/Creek:** This property is not located within any FEMA regulatory Special Flood Hazard Area (SFHA). The subject lots are adjacent to a detention pond that was designed to include this development.

### **Land Use Analysis**

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

**Consistency:** The applicant's zoning request is consistent with the Comprehensive Plan.

### **Public Notification**

The staff notified three surrounding property owners regarding this request. Staff has received no responses at this time.

### **Recommendation**

The Planning and Zoning Commission recommended approval of the applicant's zoning request by a vote of 7 to 0. It is consistent with the Comprehensive Plan and the zoning of adjacent areas.