



STAFF REPORT

DATE: September 5, 2017

TO: Ronald L. Olson, City Manager

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

SUBJECT: COMPREHENSIVE PLAN FUTURE LAND USE MAP (FLUM) AMENDMENT
#Z17-20: 'R' (RURAL) TO 'GC' (GENERAL COMMERCIAL)

BACKGROUND AND FINDINGS:

Lindsey Emmons is requesting to amend the Comprehensive Plan's Future Land Use Map (FLUM) to change an area currently designated as 'Rural' to a 'General Commercial' designation for approximately 3.754 acres, being part of the Thomas Robinett Survey, abstract No. 686. The subject property is generally located on the north side of Watercrest Road, north of the intersection of Watercrest Road and Cody Poe Road in Killeen, Texas.

Land Use Plan: The property is designated as 'Rural' (R) on the Future Land Use Map (FLUM) of the Comprehensive Plan.

The current 'Rural' designation encourages the following development types:

- Residential homesteads
- Planned development to accommodate conservation and cluster residential designs
- Agricultural uses and agriculture focused retail
- Public/institutional
- Parks and public spaces
- Natural and protected floodplain areas

If approved, the proposed 'General Commercial' designation encourages the following development types

- Wide range of commercial retail and service uses, at varying scales and intensities depending on the site
- Office (both large and/ or multi-story buildings and small scale office uses depending on the site)
- Public/ institutional
- Parks and public spaces

The recommended 'Suburban Commercial' designation encourages the following development types:

- Range of commercial retail and service uses, at varying scales and intensities depending on the site
- Office (both large and/ or multi-story buildings and small scale office uses depending on the site)

Planned development to accommodate custom site designs or mixing of uses in a suburban setting
Public/ institutional
Parks and public spaces

THE ALTERNATIVES CONSIDERED:

Which alternative is recommended? Why?

The items below should be reviewed and addressed when a Future Land Use Map amendment is being considered:

- **Scope of Amendment:** Is the proposed map change limited to one or a few parcels, or would it affect a much larger area? *The amendment request would affect approximately 3.754 and should be considered a small scale amendment that is specific to the applicant's request.*
- **Change in Circumstances:** What specific conditions (e.g., population size and/or characteristics, area character and building form, property/structure conditions, infrastructure or public services, market factors including need for more land in a particular designation, etc.) have changed sufficiently to render the current map designation(s) inappropriate or out-of-date? *The current FLUM designation has been in place for this property since the Map's inception. The 'Rural' designation was established for this area given the topography and proximity to the floodplain. Due to the relatively small size of the parcel, staff finds that it is not suitable for residential subdivision development. Therefore, a commercial land use seems appropriate in this location.*
- **Consistency with Other Plans:** In addition to the Comprehensive Plan, is the proposed map change consistent with the intent and policy direction of any applicable small area plans, utility, or drainage plans, or other City plans? *The proposed map change is not inconsistent with other City planning efforts (Water and Wastewater Master Plan, Thoroughfare Plan, and Parks Master Plan).*
- **Adequate Information:** Do City staff, the Planning and Zoning Commission, and/or City Council have enough and appropriate information to move ahead with a decision (e.g., utility capacity, potential traffic impacts, other public service implications, and resident/stakeholder concerns and input)? *Staff has sufficient information regarding utility capacity and roadway level of service for this area.*
- **Stakeholder Input:** What points, concerns, and insights have been raised by area residents, property owners, business owners, or others? *With the exception of listing this action as a public hearing item on the Planning and Zoning Commission's agenda, there is no public notice requirement for this amendment action.*

CONFORMITY TO CITY POLICY:

This FLUM amendment request conforms to the city’s policy as detailed in the Comprehensive Plan.

FINANCIAL IMPACT:

What is the amount of the expenditure in the current fiscal year? For future years?

The proposed FLUM amendment 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 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 amending the FLUM from ‘Rural’ to ‘General Commercial’ by a vote of 4 to 1, with Ms. Harkin in opposition. The occurrence of a Bell County Water Control and Improvement District Impoundment Site Number 1 easement limits the development potential for this subject property as well as the adjacent land area. The elevation of the emergency spillway is 906.4 feet. Based on that elevation, approximately 2.55 acres of this parcel is designed to be inundated by floodwaters when the impoundment site is at capacity; so staff feels there is no need to designate a greater area of land from the ‘Rural’ designation at this time.

DEPARTMENTAL CLEARANCES:

This item has been reviewed by the Legal Department

ATTACHED SUPPORTING DOCUMENTS:

- Exhibit
- Application
- Minutes
- Ordinance