

CITY COUNCIL MEMORANDUM

AGENDA ITEM

COMPREHENSIVE PLAN FUTURE LAND USE MAP (FLUM) AMENDMENT FOR SOUTHEAST KILLEEN AND A PORTION OF THE EXTRA-TERRITORIAL JURISDICTION (ETJ) SOUTH OF CHAPARRAL ROAD

ORIGINATING DEPARTMENT

PLANNING AND DEVELOPMENT SERVICES

BACKGROUND INFORMATION

During the May 5, 2015 City Council workshop, the planning staff presented a draft of a proposed amendment to the Comprehensive Plan's Future Land Use Map (FLUM) for an area south of Stagecoach Road, east of S. Fort Hood Street (S. H. 195), west of the eastern city limits and extending south of Chaparral Road (see Exhibit 'A') into a portion of the City's extra-territorial jurisdiction (ETJ). The draft FLUM is being recommended for City Council approval by the Planning and Zoning Commission and a joint City Council/ Planning and Zoning Commission subcommittee comprised of Mayor Scott Cosper, Councilmembers Jonathan Okray and Juan Rivera, Planning and Zoning Commission Chairman Johnny Frederick, Vice-chair Tad Dorroh and Commissioner Gregory Johnson. The subcommittee discussed updating and revising the FLUM and decided the previous revision of the FLUM, recommended for approval by the Planning and Zoning Commission in late 2013, was satisfactory for reconsideration by the City Council.

City Council was briefed at the June 2, 2015 workshop and asked that the item come forward for action.

DISCUSSION/CONCLUSION

Chapter 7, Implementation, of the Comprehensive Plan details an annual amendment process. Substantive amendments to the Comprehensive Plan should be considered and acted on annually, allowing for proposed changes to be considered concurrently so that the cumulative effect may be understood (although some interim amendments during the year may be straightforward as the City's FLUM is refined in conjunction with specific land development approvals). When considering a Plan amendment, the City should ensure the proposed amendment is consistent with the principles and policies set forth in the Plan regarding character protection, development compatibility, infrastructure availability, conservation of environmentally sensitive areas, and other community priorities. Careful consideration should also be given to guard against site-specific Plan changes that could negatively impact adjacent areas and uses or detract from the overall character of the area.

Factors that should be considered in deciding on proposed Plan amendment include:

- Consistency with the principles and policies set forth in the Plan;
- Adherence with the FLUM;
- Compatibility with the surrounding area;

Impacts on infrastructure provision including water, wastewater, drainage, and the transportation network;
Impact on the City's ability to provide, fund and maintain services;
Impact on environmentally sensitive and natural areas;
Whether the proposed amendment contributes to the overall direction and character of the community as captured in the plan (plus ongoing public input);

Below are additional items that should be reviewed and addressed when a FLUM adjustment is proposed:

Scope of Amendment: Is the proposed FLUM change limited to one or a few parcels, or would it affect a much larger area?

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?

Consistency with Other Plans: In addition to the Comprehensive Plan, is the proposed FLUM change consistent with the intent and policy direction of any applicable small area plans, utility or drainage plans, or other City Plans?

Adequate Information: Does the 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, resident/stakeholder concerns and input)?

Stakeholder Input: What points, concerns, and insights have been raised by area residents, property owners, business owners, or others?

FISCAL IMPACT

There is no fiscal impact associated with this request.

RECOMMENDATION

The Planning and Zoning Commission and joint City Council/ Planning and Zoning Commission subcommittee recommends amending the Future Land Use Map as detailed in Exhibit 'A'. This recommendation is consistent with the Planning and Zoning Commission's previous FLUM recommendation for the southeast quadrant of Killeen and its extra-territorial jurisdiction (ETJ).