



STAFF REPORT

DATE: October 3, 2017

TO: Ronald L. Olson, City Manager

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

SUBJECT: COMPREHENSIVE PLAN FUTURE LAND USE MAP (FLUM) AMENDMENT: 'ESTATE' TO 'GENERAL RESIDENTIAL'

BACKGROUND AND FINDINGS:

The Planning staff is requesting an amendment to the Comprehensive Plan's Future Land Use Map (FLUM) to change an area currently designated as 'Estate' to a 'General Residential' designated area for approximately 2.673 acres, being part of the Robert Cunningham Survey, Abstract No. 199. The subject property is generally located along the west right-of-way of Cunningham Road, north of Hope Lane and west of Fawn Drive, Killeen, Texas. The property is currently owned by Lagan Construction, Inc.

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

The 'Estate' designation encourages the following development types:

- Detached residential dwellings
- Public/ institutional
- Parks and public spaces

If approved, the 'General Residential' designation encourages the following development types:

- Detached residential dwellings as a primary focus
- Attached housing types subject to compatibility and open space standards (e.g., duplexes, townhomes, and patio homes)
- Planned developments, potentially with a mix of housing types and varying densities, subject to compatibility and open space standards
- 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 2.673 acres and should be considered a minor amendment.*
- **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 have changed sufficiently to render the current map designation(s) inappropriate or out-of-date?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 subject tract is part of a larger area (19.077 total acres) owned by Lagan Construction, Inc. that contains property currently zoned as "R-1" (Single-Family Residential District). The property has dual zoning. Staff is interested in reconciling the FLUM to make it consistent with the current zoning of the prevailing property owned by Lagan Construction, Inc. The current zoning was applied to the property on December 16, 2008, per ordinance no. 08-103. The current FLUM designation of 'Estate' has been in place for the property since the Comprehensive Plan's adoption on November 9, 2010.*
- **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. No objections were voiced during the public hearing for this matter.*

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 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 (by a vote of 4 to 1, with Commissioner Harkin in opposition) approval of amending the FLUM from 'Estate' to 'General Residential' for the 2.673 acres as requested by staff. During the meeting, staff advised the Commission that it would bring the remainder of the Lagan-owned property back to them for consideration at a later date. Commissioner Harkin's preference is for the entirety of the Lagan Construction Inc.-owned area to be considered all at once instead of this smaller tract being brought forward individually. It shall be noted that, in this particular instance, the subject property and surrounding area are designated as 'Estate' on the FLUM, a significant amount of land within the quadrant of Hope Lane, Onion Road, Stagecoach Road, and Cunningham Road that is zoned as "R-1". Therefore, development is allowed to occur in conformance with the current zoning of the land even if it is not consistent with the community character as detailed in the Comprehensive Plan.

DEPARTMENTAL CLEARANCES:

This item has been reviewed by the Planning staff.

ATTACHED SUPPORTING DOCUMENTS:

Maps & Photos:

Minutes

Ordinance