



STAFF REPORT

DATE: January 18, 2022

TO: Kent Cagle, City Manager

FROM: Wallis Meshier, CNU-A, Director of Planning

SUBJECT: FLUM CASE #21-11: 'Rural' (R) and 'Suburban Residential' (SR) to 'General Residential' (GR)

BACKGROUND AND FINDINGS:

Property Information:

Property Owner / Agent: CP Summit Group, Loverd Wilson Mitchell Trust, Penelope McDonald & Ray Fread / Joshua Welch

Current FLUM Designation: 'Rural' (R) and 'Suburban Residential' (SR)

Requested FLUM Designation: 'General Residential' (GR)

Current Zoning: "A" (Agricultural District), "A-R1" (Single-Family Garden Home Residential District), and "R-1" (Single-Family Residential District)

Proposed Zoning: Planned Unit Development (PUD) with "SF-2" (Single-Family Residential District)

Summary of Request:

Josh Welch, on behalf of CP Summit Group, Loverd Wilson Mitchell Trust, Penelope McDonald, and Ray Fread, has submitted a request to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Rural' (R) and 'Suburban Residential' (SR) designation to a 'General Residential' (GR) designation for approximately 60.112 acres, generally located south of Prewitt Ranch Road and east of Clear Creek Road. If approved, the applicant intends to develop approximately three-hundred and thirty-three (333) residential lots over nine (9) blocks.

A concurrent request to rezone the property for a Planned Unit Development (PUD) was submitted by the applicant concurrently with this FLUM amendment request. However, the PUD request was tabled by the Planning and Zoning Commission on December 20, 2021 and will be presented to City Council during the Workshop on February 1, 2022.

Zoning/Plat Case History:

The southern portion of the subject property was annexed into the city on March 16, 1999 via ordinance No. 99-16. The property was zoned "A" and "R-1" on January 25, 2000 via Ordinance No. 00-5. The northeast portion of the subject property was annexed into the city via Ordinance No. 07-110 on December 18, 2007, effective on January 28, 2008. Finally, the western portion of the property was recently annexed via Ordinance No. 21-060 on October 26, 2021. The subject property is currently unplatted.

Character of the Area:

	Current Land Use	Zoning District*	Future Land Use
North	Single-family homes	R-1	General Residential (GR)
East	Single-family homes	R-1	General Residential (GR)
South	Single-family homes	A, R-1, and B-3	Suburban Commercial (SC)
West	Single-family home	A	Suburban Residential (SR)

* A (Agricultural District), R-1 (Single-Family Residential District), B-3 (Local Business District)

Future Land Use Map Analysis:

This property is designated as 'Rural' (R) and 'Suburban Residential' (SR) on the Future Land Use Map (FLUM) of the Comprehensive Plan.

The 'Rural' (R) designation encourages the following development types:

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

The 'Suburban Residential' (SR) designation encourages the following development types:

- Detached residential dwellings;
- Planned developments to provide for other housing types in a Suburban character setting;
- Public/institutional; and
- Parks and public spaces.

If approved, the 'General Residential' (GR) 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, patio homes);
- Planned developments, potentially with a mix of housing types and varying densities, subject to compatibility and open space standards;
- Public/ institutional; and
- Parks and public spaces.

The applicant has submitted a concurrent request to rezone the property from "A" (Agricultural District), "A-R1" (Agricultural Single-Family Residential District), and "R-1" (Single-Family Residential District) to Planned Unit Development with "SF-2" (Single-Family Residential District).

Water, Sewer and Drainage Services:

Provider: City of Killeen

Within Service Area: Yes

Feasibility Study or Service Commitment: Water, sanitary sewer and utility services are located within the City of Killeen municipal utility service area and available to the subject tract.

Transportation and Thoroughfare Plan:

Ingress and egress to the properties is from Reese Creek Road which is classified as 70' wide Collector street and Clear Creek Road which is classified as a 120' principal arterial on the City of Killeen adopted Thoroughfare Plan.

Environmental Assessment:

The property is not within any FEMA regulatory Special Flood Hazard Area (SFHA). There are no other known wetland areas on or adjacent to the property as identified on the National Wetlands Inventory.

Public Notification:

Staff mailed courtesy notices to one-hundred and ninety-one (191) surrounding property owners regarding this request. Of those property owners notified, twenty-nine (29) reside outside of Killeen.

Staff Findings:

The current zoning of the subject property is "A" (Agricultural District), "A-R1" (Agricultural Single-Family Residential District), and "R-1" (Single-Family Residential District). The surrounding area includes predominantly residential uses. The area to the north and east are existing single-family residential developments. To the west is an existing single-family home on approximately 19.5 acres of land. To the south is a legal non-conforming single-family home zoned "B-3" (Local Business District), existing single-family homes on large lots, and a single-family home on approximately 43.4 acres of land.

Staff finds that the current 'Rural' (R) designation is inappropriate in this location. This area was recently annexed, and the FLUM should be updated accordingly. Given its location within the City limits, staff finds that it is unlikely that this area would remain rural in character.

With regard to the 'Suburban Residential' (SR) designation, staff finds that the request to amend the designation to 'General Residential' (GR) is consistent with the policies and principles discussed as part of the ongoing Comprehensive Plan process. The requested 'General Residential' (GR) designation allows for smaller lots, which in most cases are more fiscally sustainable than large lots.

THE ALTERNATIVES CONSIDERED:

The City Council has three (3) alternatives. The Council may:

- Recommend disapproval of the applicant's FLUM amendment request;
- Recommend approval of a more restrictive FLUM designation, such as 'Planned Development' (PD); or
- Recommend approval of the applicant's FLUM amendment request.

Which alternative is recommended? Why?

Staff recommends approval of the applicant's FLUM amendment request as presented. Approval of the request would allow the property to be rezoned in a manner that is consistent with the policies and principles discussed as part of the ongoing Comprehensive Plan process.

CONFORMITY TO CITY POLICY:

This request conforms to the City's policy and procedures as detailed in Chapter 31 of the Killeen Code of Ordinances.

RECOMMENDATION:

At their regular meeting on December 20, 2021, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.

DEPARTMENTAL CLEARANCES:

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

ATTACHED SUPPORTING DOCUMENTS:

Maps
Minutes
Ordinance