



STAFF REPORT

DATE: February 20, 2018

TO: Ronald L. Olson, City Manager

FROM: Ray Shanaa, Exec. Director of Planning and Development Svcs.

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

BACKGROUND AND FINDINGS:

Atkinson Homes, Inc. is requesting to amend the Comprehensive Plan's Future Land Use Map (FLUM) to change an area currently designated as 'Suburban Residential' to a 'General Residential' designated area for approximately 19.560 acres, being part of the T. Arnold Survey, Abstract No. 55. The subject property is addressed as 7610 Clear Creek Road, Killeen, Texas.

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

The 'Suburban Residential' designation encourages the following development types:

- Detached residential dwellings with larger baseline minimum lot sizes and setbacks
- Planned developments
- 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, 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 one parcel totaling approximately 19.560 acres.*

- **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 have changed sufficiently to render the current map designation(s) inappropriate or out-of-date?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 property was annexed into the city as an undeveloped tract of land back on January 28, 2008 (per Ord. # 07-110). It was subsequently zoned as "Agricultural" zoning district on November 25, 2008 (per Ord. 08-097). The Comprehensive Plan was adopted on November 9, 2010 and the 'Suburban Residential' FLUM designation has been in place for this property since that time. In 2010, there was virtually no development adjacent to this tract of land. Since that time, residential development has occurred adjacent to the subject tract of land, such as The Landing at Clear Creek subdivision. In 2012, the City Council directed staff to receive community input to determine if there was a need for additional land to be removed from the 'Suburban Residential' designation and placed into a different future land use designation (e.g. General Residential). This effort, which the staff dubbed as the SW FLUM amendment, included all property located southwest of the intersection of S.H. 195 (S. Fort Hood Street) and Stan Schlueter Loop (FM 3470). At the time, this property did not request to change the designation of their property. The City, however, amended the FLUM designation of all "R-1" and "R-2" zoned land in this area from 'Suburban Residential' to General Residential'.*

- **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, 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, resident/stakeholder concerns and input)? *Staff has sufficient information regarding existing 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?

None.

For future years?

The proposed FLUM amendment does not involve the expenditure of city funds; however, subsequent development and dedication of public infrastructure will involve the expenditure of maintenance funds over the life cycle of future development.

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 approval of the requested FLUM amendment by a vote of 6 to 0. The requested FLUM amendment of 'General Residential' is consistent with historic development trends in this corridor and not out of character when considering the larger residential subdivisions such as The Landing at Clear Creek and Goodnight Ranch Phase Thirteen. There are four (4) additional rectangular tracts of land that are each approximately 20 acres in size and Staff anticipates this area to eventually transition to a 'General Residential' designated area. Staff has met with the owner of the property to the immediate east, regarding development potential for their land.

DEPARTMENTAL CLEARANCES:

This item has been reviewed by the Legal Department Departmental as well as City administration.

ATTACHED SUPPORTING DOCUMENTS:

Exhibit

Minutes

Ordinance