



## STAFF REPORT

**DATE:** September 5, 2017

**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 COMMERCIAL', 'PARKS-RECREATION,' AND 'ESTATE' TO  
'GENERAL RESIDENTIAL'

### **BACKGROUND AND FINDINGS:**

Garland and Jo Ann Kelley are requesting to amend the Comprehensive Plan's Future Land Use Map (FLUM) to change an area currently designated as 'Suburban Commercial', 'Parks-Recreation' and 'Estate' to a 'General Residential' designated area for approximately 85.955 acres, being part of the Moses T. Martin Survey, Abstract No. 963. The subject property is addressed as 9600 S.H. 195, Killeen, Texas.

**Land Use Plan:** The properties are designated as 'Suburban Commercial', 'Parks-Recreation' and 'Estate' on the Future Land Use Map (FLUM) of the Comprehensive Plan.

### **The 'Suburban Commercial' designation encourages the following development types:**

- Range of commercial retail and service uses, at varying scales and intensities
- 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 character
- Public/ institutional
- Parks and public spaces

### **The 'Parks-Recreation' designation encourages the following development types:**

- Public parks and open space
- Public trails
- Joint City-school park areas
- Public recreation areas (e.g., public golf course)

### **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, 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 85.955 acres and should be considered a major 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 designations have been in place for this property since the Map's inception. Since that time, both residential and commercial development has occurred along this corridor area of S. H. 195. The owners would like to change the designation to 'General Residential' since that seems more appropriate and consistent with new residential development in the vicinity.*
- **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 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 'Suburban Commercial', 'Parks-Recreation' and 'Estate' to 'General Residential' for a portion of this area (as detailed on the proposed FLUM exhibit) by a vote of 4 to 1, with Commissioner Harkin in opposition. Commissioner Harkin felt that the area was too large to consider under the proposed designation. Staff notes that the current FLUM has a much larger extent of 'Suburban Commercial' designated land on this property than for any other surrounding land area. It is staff's determination that this designation should be reduced in depth to yield a more feasible (i.e. realistic) scope and to better match the abutting 'Suburban Commercial' designated areas. Staff also supports the changes to the 'Parks-Recreation' designation since parks and open space are also encouraged in the 'General Residential' designation. Lastly, the 'Estate' designated area on this property is located due south of the KISD career center and, according to the City's adopted Thoroughfare Plan will sit at, or near, the intersection of Patterson Avenue and a future collector road. These factors are deterrents to large lot, estate-style housing.

**DEPARTMENTAL CLEARANCES:**

Legal Department

**ATTACHED SUPPORTING DOCUMENTS:**

FLUM Maps  
Application  
Minutes  
Ordinance