



## STAFF REPORT

**DATE:** July 16, 2019

**TO:** Ronald L. Olson, City Manager

**FROM:** Dr. Ray Shanaa, AICP, Exec. Dir. of Planning and Development Services

**SUBJECT:** Comprehensive Plan Future Land Use Map (FLUM) Amendment:  
'General Commercial' and 'Rural' to 'General Residential'

### **BACKGROUND AND FINDINGS:**

Mesa Verde Developers, L.P. submit this request to amend the Comprehensive Plan's Future Land Use Map (FLUM) from 'General Commercial' and 'Rural' designation to 'General Residential' for approximately 26.93 acres of property located directly south of Renick Ranch Road and near the 1600 block of W. Stan Schlueter Loop (FM 3470), Killeen, Texas.

**Land Use Plan:** The property is designated as 'General Commercial' and 'Rural' on the Future Land Use Map (FLUM) of the Comprehensive Plan.

Page 2.16 of the Comprehensive Plan defines the 'General Commercial' ('GC') future land use designation as being auto-oriented in character, which can be offset by enhanced building design, landscaping, reduced site coverage, well-designed signage, etc.

'General Commercial' future land use and character recommended development types:

- Wide range of commercial, retail and service uses, at varying scales and intensities depending on the site.
- Office (both large and/ or multi-story buildings and small-scale office uses depending on the site).
- Public/ institutional
- Parks and public spaces

Page 2.3 of the Comprehensive Plan defines the 'Rural' ('R') future land use designation as being wide open landscapes, with no sense of enclosure and views to the horizon, unbroken by buildings. Additionally the community character is further defined by very high open space ratios, very low building coverage and very low density development, providing privacy and detachment from other dwellings in the area.

'Rural' future land use and character recommended development types:

- Residential homesteads
- Planned Development to accommodate conservation and luster residential design
- Agricultural uses
- Agriculture-focused commercial retail
- Public/ institutional
- Parks and public spaces

- Natural and protected floodplain areas

The Comprehensive Plan defines the 'General Residential' ('GR') future land use designation as auto-oriented in character, which can be offset by "anti-monotony" architectural standards, landscaping and limitations on "cookie cutter" subdivision layouts. Neighborhood-scale commercial uses are expected to emerge over time and should be encouraged on sites and in locations within (or near the edge of) 'GR' areas that are best suited to accommodate such uses while ensuring compatibility with nearby residential uses.

'General Residential' future land use and character recommended development types:

- Residential homesteads
- Planned Development accommodating conservation and cluster designs
- Agricultural uses and agriculture-focused commercial retail
- Public/institutional uses
- Parks and public spaces

The items below should be reviewed and addressed when a Future Land Use Map (FLUM) 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 26.93 acres, and is considered a minor amendment. Minor plan amendments may be proposed at any time, such as specific adjustments to the future land use plan related to particular land development applications or public improvement projects.***
- **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? ***Market conditions are a limiting factor with regard to the small strip of property (approximately 80' in depth) designated as 'General Commercial'. The 'Rural' designation is a result of the property being located outside of the current city limits. The applicant has the intention of submitting a voluntary annexation petition to the City Council for this portion of land.***
- **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 consistent 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.***

***All development in this area will meet all applicable city requirements with regard to publically dedicated utility infrastructure and rights-of-way. At the time of development the current drainage design manual and infrastructure design and development standards will be applicable to this site. The property owner and his agents are cautioned that unknown or unforeseen site conditions may require remedial action to provide safe and adequate water, sewer, or drainage service to the property. Further, City of Killeen development regulations require that capacity analyses related to development of the property are the sole responsibility of the owner. The owner or his agents, acting as the permit applicant for the subject property, shall coordinate connectivity to all publicly dedicated infrastructure with the Public Works Department.***

- **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.***

#### **THE ALTERNATIVES CONSIDERED:**

The City Council may:

- approve the applicant's FLUM amendment request;
- disapprove the applicant's FLUM amendment request; or
- approve a more restrictive FLUM designation than requested by the applicant.

#### **Which alternative is recommended?**

Staff recommends that the Council approve the applicant's FLUM amendment request as submitted.

#### **Why?**

Staff is of the determination that the request is consistent with the FLUM designation of surrounding properties and residential development patterns east and west of the subject site.

#### **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?**

This is not applicable at this time.

**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 at this time.

**Is this expenditure budgeted?**

This is not applicable at this time.

**If not, where will the money come from?**

This is not applicable at this time.

**Is there a sufficient amount in the budgeted line-item for this expenditure?**

This is not applicable at this time.

**RECOMMENDATION:**

The Planning and Zoning Commission recommended approval of the applicant's FLUM amendment request from 'General Commercial' and 'Rural' to 'General Residential' by a vote of 3 to 1.

**DEPARTMENTAL CLEARANCES:**

This item has been reviewed by the Legal Department.

**ATTACHED SUPPORTING DOCUMENTS:**

- Maps
- Minutes
- Ordinance
- Considerations