



STAFF REPORT

DATE: July 2, 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:
'Estate' to 'General Residential' and 'General Commercial'

BACKGROUND AND FINDINGS:

Trey Simpson of Clark & Fuller, on behalf of True Fountain, L.L.C. submits this request to amend the Comprehensive Plan's Future Land Use Map (FLUM) from an 'Estate' designation to a 'General Residential' designation for approximately 4.634 acres and a 'General Commercial' designation for approximately .617 acre, being Lots 18 and 19, Block 1, Southwest Crossing. The properties are addressed as 6306 Trimmier Road and 6309 Turkey Trot Road, Killeen, Texas.

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

The 'Estate' ('E') designation encourages the following development types:

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

'Estate' ('E') characteristics:

Transition between Suburban and Rural character areas, with further progression along the character spectrum toward environments where the landscape is visually dominant over structures. Still in Suburban portion of character spectrum, but with larger lots (typically 1 acre minimum), especially where required by public health regulations to allow for both individual water wells and on-site septic on properties where centralized water and/or wastewater service is not available or feasible.

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

- Parks and public spaces

If approved, the 'General Commercial' ('GC') designation encourages the following development types:

- A wide 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)
- Public/ institutional
- 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 5.251 acres, and is considered a small-scale 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? ***Staff is currently aware that the current map designation is inappropriate or out-of-date due to the current zoning of the property being "B-3" (Local Business District). The property was zoned from "A-R1" (Agricultural Single-Family Residential District) to "B-3" (Local Business District) on October 19, 2010, per ordinance no. 10-062. Staff is also aware that the current designation is not reflective of the market conditions that drive private investment and commercial development along Trimmier Road and recommended that the City Council amend the FLUM designation from an 'Estate' ('E') designation to a 'Suburban Commercial' ('SC') designation for the property immediately north of the subject property. This amendment was approved by the City Council on September 11, 2018 per ordinance no. 2018-030.***
- **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. 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 tie-in 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? ***None.***

THE ALTERNATIVES CONSIDERED:

The City Council may approve or disapprove the applicant's request, or the Council may approve a different (i.e. more restrictive) Future Land Use Map designation.

Which alternative is recommended?

Staff recommends the Council approve the applicant's 'General Commercial' FLUM amendment request and disapprove the applicant's 'General Residential' FLUM amendment request.

Why?

Staff is of the determination that there is no additional need for 'General Residential' land development types in this corridor.

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 'Suburban Commercial' for the full 5.251 acres of land by a vote of 3 to 2, with Commissioners Cooper and Gukeisen opposed to the motion.

DEPARTMENTAL CLEARANCES:

This item has been reviewed by the Legal Department.

ATTACHED SUPPORTING DOCUMENTS:

Map
Minutes
Ordinance
Pharr vs. Tippitt