



STAFF REPORT

DATE: April 4, 2017

TO: Ronald L. Olson, City Manager

FROM: Ray Shanaa, Executive Director of Planning and Development Services

SUBJECT: COMPREHENSIVE PLAN FUTURE LAND USE MAP (FLUM) AMENDMENT:
'GENERAL COMMERCIAL' (GC) TO 'MULTI-FAMILY RESIDENTIAL' (MFR)

BACKGROUND AND FINDINGS:

Mark Dewayne Stanford submits this request to amend the Comprehensive Plan's Future Land Use Map (FLUM) to change a 'General Commercial' (GC) designated area to a 'Multi-Family Residential' (MFR) designated area for approximately 6.34 acres out G. W. Farris Survey, Abstract No. 306. The properties are locally known as 901 E. Stan Schlueter Loop (FM 3470) and 4611 Trimmier Road, Killeen, Texas.

Land Use Plan: The properties are currently designated as 'General Commercial' (GC) on the Future Land Use Map (FLUM) of the Comprehensive Plan.

Plan Recommendation: The 'General Commercial' (GC) designation includes a wide range of commercial, retail, and service uses, at varying scales and intensities depending on the site.

If approved, the proposed revision to the properties would result in a 'Multi-Family Residential' (MFR) designation on the Future Land Use Map (FLUM) of the Comprehensive Plan. This designation calls for multi-unit attached residential units in concentrated developments (5 or more units per building), whether for rent (apartments) or ownership (condominiums).

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 is for an area of approximately 6.34 acres and should be considered small scale.*
- **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 have changed sufficiently to render the current map designation(s) inappropriate or out-of-date?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 unaware of any conditions that render the current FLUM inappropriate. However, a prospective tax-credit multifamily project, Westwind Apartments, was presented to the Killeen City Council during their workshop of February 7, 2016. During the ensuing workshop discussion, the City Council voiced support for the project and affirmed that support with a resolution of support at the regular meeting of February 14, 2017. Therefore, it is necessary to amend the FLUM in order to facilitate development of the project.*

- **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? *There are no other plans affecting this property. The proposed FLUM amendment is not incompatible with other public works planning efforts.*
- **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)? *The proposed FLUM amendment request will not negatively affect public utility capacity; no TIA has been submitted, so staff is unable to gauge an accurate assessment of traffic impacts.*
- **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; therefore, staff has not sought, nor received, any stakeholder input. *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; therefore, staff has not received any stakeholder input.*

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 disapproval of the applicant's request for an amendment to the Future Land Use Map from 'General Commercial' (GC) to 'Multi-Family Residential' (MFR) by a vote of 4 to 1, with Commissioners Dorroh, Latham, McLaurin and Peters in opposition to the request; Commissioner Purser was in support of the applicant's request. The four commissioners decided that the current FLUM designation is appropriate for the area, and changing it would lead to development that would increase traffic in the area. During the Planning and Zoning Commission's public hearing on this matter, Rebecca Woodul spoke in opposition to the FLUM change.

DEPARTMENTAL CLEARANCES:

This item has been reviewed by the Legal Department.

ATTACHED SUPPORTING DOCUMENTS:

FLUM Exhibit
Minutes
Ordinance
Application