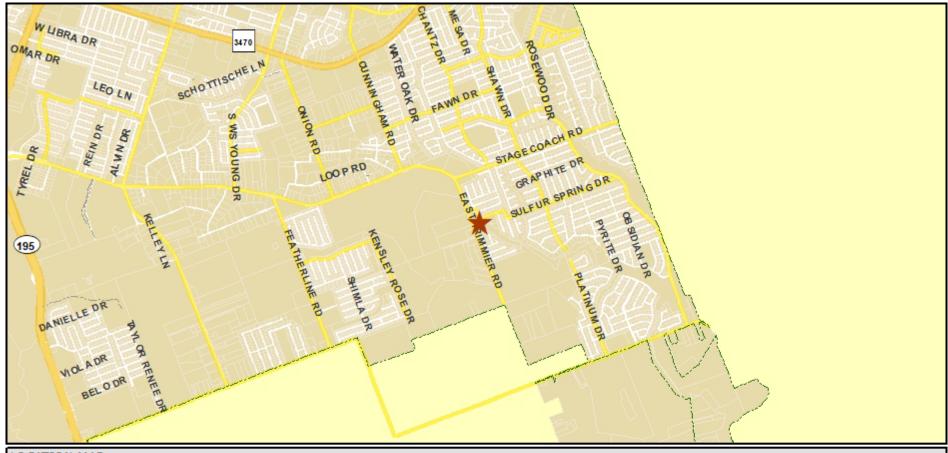
CASE #FLUM23-01: 'PUBLIC SPACE' TO 'RESIDENTIAL MIX'

April 18, 2022

- HOLD a public hearing and consider an ordinance requested by Franklin Land Associates, LLC, on behalf of Whitis Investments, LTD (FLUM# 23-01), to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Public Space' designation to a 'Residential Mix' designation, being approximately 3.727 acres out of the C. T. Bourland Survey, Abstract No. 137.
- The property is located on the east right-of-way of East Trimmier Road and north of Andalucia Lane, Killeen, Texas.



LOCATION MAP

Case: FLUM AMENDMENT 2023-01

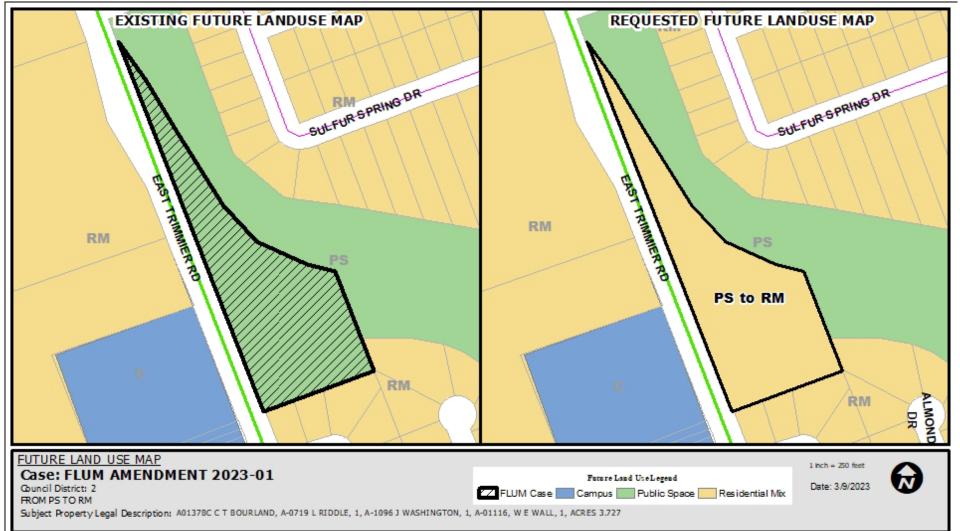
Council District: 2 FROM PS TO RM

Subject Property Legal Description: A0137BC C T BOURLAND, A-0719 L RIDDLE, 1, A-1096 J WASHINGTON, 1, A-01116, W E WALL, 1, ACRES 3.727



1 inch = 4,167 feet Date: 3/8/2023





5

The current 'Public Space' place type on the Future Land Use Map (FLUM) of the 2022 Comprehensive Plan is intended to include land that is owned by the City or neighborhood association, and includes municipal buildings, civic buildings, schools, and natural places like parks and trails.

In this case, the property was identified as 'Public Space' on the FLUM because of the existence of floodplain on the northern portion of the property and because the Parks, Open Space, and Trails Master Plan identifies a Proposed Future Greenway Trail through the subject property.





- 9
- Approximately 1.5 acres of the property are located outside the floodplain and are developable. Staff finds that this portion of the property would be appropriate for a neighborhood commercial use.
- □ If approved, the applicant intends to submit a subsequent request to rezone the rear portion of the property from "R-1" to "B-3" in order to develop a 10,640 sq. ft. general retail store on the property.



# Comprehensive Plan Analysis

- □ If approved, the 'Residential Mix' place type on the Future Land Use Map (FLUM) of the 2022 Comprehensive Plan allows for up to 95% residential and up to 25% non-residential development.
- The 'Residential Mix' place type allows for small-scale and neighborhood scale commercial building typologies.

# Comprehensive Plan Analysis

- □ The Comprehensive Plan states the following regarding commercial uses within the 'Residential Mix' place type:
  - Neighborhood-scale commercial should be allowed along avenues and higher intensity roadways.
  - A key indicator of a successful Residential Mix area is if every property has access to some neighborhood scale commercial within walking distance.

# Comprehensive Plan Analysis

- □ The request supports or furthers the implementation of the following Comprehensive Plan recommendations:
  - LU1 Use place types and complete neighborhoods as building blocks
  - LU3 Encourage incremental evolution of neighborhoods
  - **NH4** Build complete neighborhoods
  - MC2 Coordinate land use and mobility strategies to create commercial nodes in each development zone of the city and within neighborhoods.

- Existing water, wastewater, and drainage utility service available to the subject property and is located within the City's service area.
- Staff has determined that a Traffic Impact Analysis will not be required for the proposed use.
- Staff also notes that nearby existing residential and any proposed residential development may benefit from the availability of neighborhood retail development in close proximity.

- The subject property is located within the FEMA Special Flood Hazard Area (SFHA). However, the proposed use will be designed so that the proposed development will stay out of the FEMA SFHA.
- The site will be required to have a detention pond, and post development runoff will be less than predevelopment rates. The developer will install erosion control measures to along proposed limits of disturbance to protect Trimmier Creek.

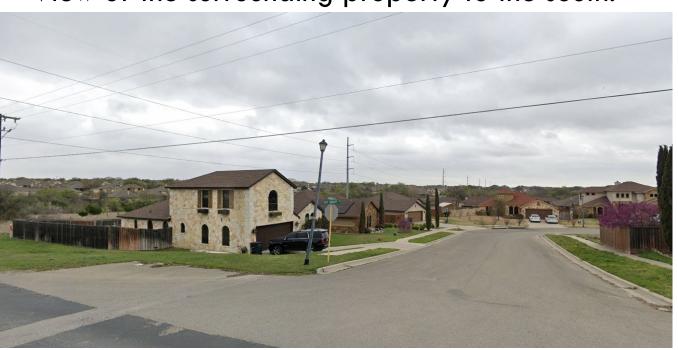
The developer will be responsible for construction of the Proposed Future Greenway Trail (12-foot concrete) in accordance with Sec. 26-147 and the Parks, Open Space, and Trails Master Plan.

 A Park Development Agreement will be needed prior to approval of the Final Plat.

View of the subject property looking east:

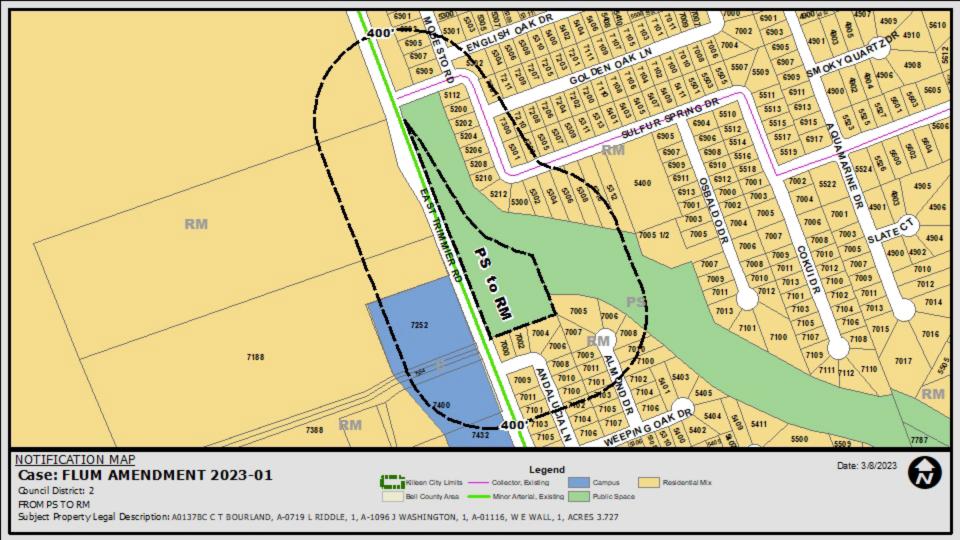


#### View of the surrounding property to the south:



#### **Public Notification**

- □ Staff notified fifty-eight (58) surrounding property owners regarding this request.
- Of those notified, eight (8) property owners reside outside of Killeen.



#### **Alternatives**

- The City Council has two (2) alternatives. The Council may:
  - Disapprove the applicant's FLUM amendment request; or
  - Approve the applicant's FLUM amendment request as presented.

# Staff Findings

- □ The applicant's request is consistent with the Residential Mix designation to the south and west of the subject property.
- □ The request is consistent with the factors outlined in Sec. 31-39(j) regarding consideration of FLUM amendments.
- The request is consistent with the recommendations outlined in the 2022 Comprehensive Plan.

### Staff Recommendation

□ Staff recommends approval of the applicant's request to amend the FLUM designation from 'Public Space' to 'Residential Mix'.

#### Commission Recommendation

- □ At their regular meeting on March 20<sup>th</sup>, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 2 with Commissioners Gukeisen and Ploeckelmann in opposition.
- Commissioner Ploeckelmann stated his belief that property should remain as-is. Vice Chair Gukeisen expressed concerns regarding development near the floodplain.