



STAFF REPORT

DATE: June 20, 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:
'RURAL' (R) TO 'GENERAL COMMERCIAL' (GC)

BACKGROUND AND FINDINGS:

Catstrong, L.L.C. is requesting to amend the Comprehensive Plan's Future Land Use Map (FLUM) to change a 'Rural' designated area to a 'General Commercial' designated area for approximately 3.73 acres, being part of Francis Kennedy Survey, Abstract No. 488. The subject property is addressed as 16942 S.H. 195, Killeen, Texas.

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

Plan Recommendation: The 'Rural' designation encourages residential homesteads, agricultural uses, and agriculture-focused commercial retail. The following characteristics are observed within this designation:

- Natural and protected floodplain areas
- Wide open landscapes, with no sense of enclosure, and views to the horizon unbroken by buildings
- Very high open space ratios and very low building coverage
- Very low-density development, providing privacy and detachment from other dwellings in the area
- Much greater reliance on natural drainage systems, except where altered significantly by agricultural operations

If approved, the proposed revision to the property would result in a 'General Commercial' designation on the Future Land Use Map (FLUM) of the Comprehensive Plan. This designation includes a wide range of commercial, retail, and service uses, at varying scales and intensities depending on the site.

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 would affect approximately 3.73 acres and should be considered a small scale 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 have changed sufficiently to render the current map designation(s) inappropriate or out-of-date?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 'Rural' land use designation was applied along both sides of S.H. 195, south of Chaparral Road. This designation was indicative of observed community character as well as constraints to development such as water and sewer availability. It should not be considered an impediment or limiting factor when commercial interests arise along the S.H. 195 corridor.*
- **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 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 the applicant's request for amendment to the Future Land Use Map from 'Rural' to 'General Commercial' by a vote of 6 to 0.

DEPARTMENTAL CLEARANCES:

This item has been reviewed by the Legal Department.

ATTACHED SUPPORTING DOCUMENTS:

Exhibit
Minutes
Ordinance
Application