



## STAFF REPORT

**DATE:** August 21, 2018

**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: 'Suburban Commercial', 'Estate', 'Suburban Residential', and 'Parks and Recreation' to 'General Residential'

### **BACKGROUND AND FINDINGS:**

Brandy Kelley submits this request on behalf of JoAnn Kelley to amend the Comprehensive Plan's Future Land Use Map (FLUM) to change an area currently designated as 'Suburban Commercial', 'Estate', 'Suburban Residential', and 'Parks and Recreation' to a 'General Residential' designation for approximately 87 acres, being part of the M.T. Martin Survey Abstract No. 963. The subject property is addressed as 410 Tower Hill Lane and 9600 South Fort Hood Street, Killeen, Texas.

**Land Use Plan:** The property is designated as 'Suburban Commercial', 'Estate', 'Suburban Residential', and 'Parks and Recreation' on the Future Land Use Map (FLUM) of the Comprehensive Plan.

The 'Suburban Commercial' designation encourages the following development types:

- Range of commercial retail and service uses, at varying scales and intensities depending on the site.

The 'Estate' designation encourages the following development types:

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

The 'Suburban Residential' designation encourages the following development types:

- Detached residential dwellings
- Planned developments to provide for other housing types (e.g., townhouse, patio) in a Suburban character setting
- Public/institutional
- Parks and public spaces

The 'Parks and Recreation' designation encourages the following development types:

- Public parks and open space
- Public trails
- Public recreation areas

If approved, the 'General Residential' 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

## **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 request would affect one parcel totaling approximately 87 acres, and is considered a large-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? ***The current FLUM designations have been in place for this property since the Map's inception. Since that time, both residential and commercial development has occurred along this area of S. H. 195. The owners would like to change the designation to 'General Residential' since that seems more appropriate and consistent with new residential development in the vicinity.***
- **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.***
- **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?**

None.

**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

**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 partial approval of the applicant's request to change the subject property to a 'GR' (General Residential) designation on the Future Land Use Map of the Comprehensive Plan. The Commission recommended that approximately 71 acres be changed to 'GR' (General Residential), and that approximately 16 acres, consisting of the top of the hill (see attached exhibit), remain as 'P-R' (Parks and Recreation).

**DEPARTMENTAL CLEARANCES:**

This item has been reviewed by the Legal Department Departmental as well as City administration.

**ATTACHED SUPPORTING DOCUMENTS:**

Map

Minutes

Ordinance