



STAFF REPORT

DATE: September 4, 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' to 'General Residential' and 'Estate' to 'Suburban Commercial'

BACKGROUND AND FINDINGS:

The City of Killeen submits this request to amend the Comprehensive Plan's Future Land Use Map (FLUM) to change an area currently designated as 'Suburban Commercial' to 'General Residential' for 902 Judy Drive, and from 'Estate' to 'Suburban Commercial' for 6304 Trimmier Road, Killeen, Texas.

Land Use Plan: The two properties are designated as 'Suburban Commercial' and 'Estate' 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.

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?

Staff is not recommending any alternatives. Staff supports the FLUM amendment. 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 two parcels totaling approximately 5.48 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 have changed sufficiently to render the current map designation(s) inappropriate or out-of-date? ***The owner of the 2.57 acre property located at 902 Judy Drive approached staff about the possibility of down-zoning the property from its existing "B-3" (Local Business District) use to a Planned Unit Development (PUD) for "SF-2" (Single-Family Residential District) use. The PUD development proposal would essentially mirror the existing PUD being developed immediately north of this property along Catherine Drive. Currently, the western boundary of this block is comprised of six (6) single-family residences.***

Staff has previously discussed conducting a review of this and other corridors and in order to determine if the FLUM is aligned with current development trends and market factors. To that end, staff also contacted the owner of 6304 Trimmier Road and discussed the suitability of their property being designated as 'Estate' on the FLUM. The owner acknowledged that their property is better suited for 'Suburban Commercial' as it is currently zoned as "B-3" and currently being marketed for sale as such.

- **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?

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 the FLUM amendment by a vote of 5 to 0. If approved, the FLUM designation for the 2.57 acres located at 902 Judy Drive will be changed from 'Suburban Commercial' to 'General Residential'. The 'General Residential' designation allows greater flexibility to the development marketplace as it allows for a variation of different residential housing types. Additionally, page 2.15 of the Comprehensive Plan details that "*neighborhood-scale commercial uses are expected to emerge over time and should be encouraged on sites and in locations within (or near the edge of) 'GR' areas that are best suited to accommodate such uses while ensuring compatibility with nearby residential uses.*" In this regard, the 'General Residential' designation does not diminish the community character of this area.

Secondly, if approved, the FLUM designation for the 2.91 acres located at 6304 Trimmier Road will be changed from 'Estate' to 'Suburban Commercial'. This property is platted as Lot 20, Block 1, Southwest Crossing, and is commercially zoned, has frontage along a minor arterial and is

strategically located at an intersection. The current owner has informed Staff that they have no intention of changing the zoning to utilize it for future 'Estate' development types.

DEPARTMENTAL CLEARANCES:

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

ATTACHED SUPPORTING DOCUMENTS:

Map
Minutes
Ordinance