



STAFF REPORT

DATE: October 1, 2019

TO: David L. Ellison, Interim City Manager

FROM: Dr. Ray Shanaa, Exec. Dir. Of Planning and Development Services

SUBJECT: Comprehensive Plan Future Land Use Map (FLUM) Amendment: 'Suburban Residential' ('SR') to 'General Commercial' ('GC')

BACKGROUND AND FINDINGS:

Carlos Uresti Jr., submits this request to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Suburban Residential' ('SR') designation to a 'General Commercial' ('GC') designation for approximately 2.57 acres, out of the James Cook Survey, Abstract No. 161. The property is located on the east right-of-way of Trimmier Road and is adjacent to the KISD Satellite Transportation Facility, Killeen, Texas.

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

The 'Suburban Residential' (SR) designation encourages the following development types:

- Detached residential dwellings
- Planned developments to provide for other housing types in a Suburban character setting
- Public/institutional
- Parks and public spaces

'Suburban Residential' (SR) characteristics:

Suburban character forms a balance between buildings and other site improvements relative to the degree of open space maintained on the site (compared to predominance of site coverage over undeveloped space in auto-oriented areas).

Larger baseline minimum lot size allows for larger front yards and building setbacks and greater side separation between homes. Also results in less noticeable accommodation of the automobile on sites compared to more intensive residential areas, especially where driveways are on the side of homes rather than occupying a portion of the front yard space, and where garages are situated to the side or rear of the main dwelling.

If approved, the 'General Commercial' designation encourages the following development types:

- A wide range of commercial retail and service uses, at varying scales and intensities
- Office (both large and/ or multi-story buildings and small-scale office uses)
- Public/ institutional
- Parks and public spaces

THE ALTERNATIVES CONSIDERED:

The City Council may:

- approve the applicant's FLUM amendment request;
- approve a more restrictive FLUM designation than requested by the applicant; or
- disapprove the applicant's FLUM amendment request.

Which alternative is recommended? Staff recommends that the City Council disapprove the applicant's FLUM amendment request.

Why? Staff's recommendation is based on the following determinations:

- **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 approximately 2.57 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? ***Staff is not aware of any specific conditions that render the current map inappropriate or out-of-date. The 'Suburban Residential' ('SR') designation is appropriate for this tract and the immediate abutting properties that are also designated as 'SR'.***
- **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. However, development of this tract will not increase the vehicular traffic as compared to the suburban residential land uses contemplated within the Comprehensive Plan.***
- **Stakeholder Input:** What points, concerns, and insights have been raised by area residents, property owners, business owners, or others? ***None.***

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 disapproval of the applicant's request by a vote of 4 to 1, with Commissioner Alvarez in opposition to the motion.

DEPARTMENTAL CLEARANCES:

This item has been reviewed by the Legal Department.

ATTACHED SUPPORTING DOCUMENTS:

Maps
Minutes
Ordinance