



## STAFF REPORT

**DATE:** December 10, 2019

**TO:** Kent Cagle, City Manager

**FROM:** Tony McIlwain, Interim Exec. Dir. of Planning and Dev. Services

**SUBJECT:** Comprehensive Plan Future Land Use Map (FLUM) Amendment:  
'Suburban Commercial' ('SC') to 'General Residential' ('GR')

### **BACKGROUND AND FINDINGS:**

Killeen Engineering & Surveying, Ltd. on behalf of JOF Developers, Inc. submits this request to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Suburban Commercial' ('SC') designation to a 'General Residential' ('GR') designation for approximately 2.90 acres, out of the James Cook Survey, Abstract No. 161. The property is located on the west right-of-way of Clear Creek Road, approximately 350 ft. north of the proposed Golden Gate Drive, Killeen, Texas.

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

The 'Suburban Commercial' ('SC') designation encourages the following development types:

- Range of commercial retail and service uses, at varying scales and intensities depending on the site
- Office (both large and/or multi-story buildings and small-scale office uses depending on the site)
- Planned development to accommodate custom site designs or mixing of uses in a Suburban character setting
- Public/institutional
- Parks and public spaces

'Suburban Commercial' ('SC') characteristics:

- Suburban character primarily from reduced site coverage relative to most commercial development
- Especially at key community entries and along high-profile corridors, may also involve other criteria to yield less intensive and more attractive development outcomes relative to auto-oriented areas, including higher standards for landscaping (along street frontages and within parking areas), signs, and building design
- May exclude some auto-oriented uses that, by their very nature, cannot achieve a Suburban character
- Near residential properties and areas, the permitted scale and intensity of non-residential uses should be limited to ensure compatibility (including adequate buffering/screening, criteria for placement and orientation of buildings and parking areas, height limits, and residential-in-appearance architectural standards)

- More opportunity for natural and/or swale drainage (and storm water retention/absorption) versus concentrated storm water runoff and conveyance in auto-oriented areas

If approved, the 'General Residential' ('GR') designation encourages the following development types:

- Detached residential dwellings the 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

'General Residential' ('GR') characteristics:

- Encompasses most existing residential areas within Killeen (and the 6,000 square foot minimum lot size in the predominant R-1 zoning district results in less openness and separation between dwellings compared to Suburban residential areas)
- Auto-oriented character (especially where driveways and front-loading garages dominate the front yard and building facades of home), which can be offset by "anti-monotony" architectural standards, landscaping, and limitations on "cookie cutter" subdivision layouts characterized by straight streets and uniform lot sizes and arrangement
- 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

### **THE ALTERNATIVES CONSIDERED:**

The City Council may:

- approve the applicant's FLUM amendment request; 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 2.90 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 Commercial' ('SC') designation is appropriate for this tract and the***

***immediate abutting properties that are also designated as 'SC'. There are no other residential encroachments within the 'SC' designation along the western side of S.H. 201 and staff does not support residential development this close to the highway.***

- **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? ***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.

##### **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 5 to 1, with Commissioner Holly in opposition to the motion.

**DEPARTMENTAL CLEARANCES:**

This item has been reviewed by the Legal Department.

**ATTACHED SUPPORTING DOCUMENTS:**

Minutes

Maps

Considerations