



STAFF REPORT

DATE: December 1, 2020

TO: Kent Cagle, City Manager

FROM: Tony McIlwain, Exec. Dir. of Planning and Development Services

SUBJECT: Comprehensive Plan Future Land Use Map (FLUM) Amendment: 'General Commercial' and 'General Residential' designation to a 'Planned Development'

BACKGROUND AND FINDINGS:

Summary of Request:

This request, submitted by Karen Wunsch on behalf of S. Young Family Ltd. (c/o Susan Young Jones), is to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'General Commercial' (GC) and 'General Residential' (GR) designation to a 'Planned Development' (PD) designation for approximately 22.54 acres, out of the J. Goslin Survey, Abstract No. 344 and the H. C. McClung Survey, Abstract No. 570. The property is addressed as 1900 E. Veterans Memorial Boulevard, Killeen, Texas.

In a concurrent zoning case, case #Z20-22, the applicant has proposed a Planned Unit Development concept plan, Exhibit B, which would include sixteen (16) three story multi-family structures, as seen in Exhibit C, with a total of 368 residential units on 22.54 acres of land. The proposed PUD concept plan illustrates a residential density of 16.48 dwelling units per acre. In addition to the residential structures, the applicant is proposing amenities that will include a large resort style pool area with grills, fitness center, clubhouse, internet cafe, and a 4,000 square foot dog park.

Comprehensive Plan Analysis:

The property is designated as 'General Residential' (GR) and 'General Commercial' (GC) on the Future Land Use Map (FLUM) of the Comprehensive Plan.

'General Residential' ('GR') and 'General Commercial' (GC) have an auto-oriented character, which can be offset by enhanced building design, landscaping, reduced site coverage, well-designed signage, etc.

The 'General Residential' (GR) 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 'General Commercial' (GC) designation encourages the following development types:

- 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

If approved, the 'Planned Development' (PD) has the potential for distinct character areas within an overall development design. Site design and development quality should be superior given strategic location and high profile as well as be designed to be transit supportive.

'Planned Development' (PD) designation encourages the following development types:

- Mixed uses (retail, office, residential, public)
- Variety of housing types
- Parks and public spaces

Staff Findings:

The proposed FLUM amendment would affect approximately 22.54 acres. The subject area is currently undeveloped land. Surrounding property includes a mix of commercially and residentially zoned property. Adjacent land uses are as follows:

- To the north is developed commercial property zoned "B-5" (Business District) and "RC-1" (Restaurant and Alcohol Sales).
- To the east is developed commercial property zoned "B-5" (Business District).
- To the south is an existing apartment complex zoned "R-3" (Multi-Family Residential).
- To the west is a City Park (Conder Park), which is zoned "R-1".

Staff is of the determination that the applicant's proposed PUD request outlined in Exhibits B-D meets the intent of the PUD requirements outlined in Sec. 31-256.9. Further, staff finds that approval of this request would not negatively affect the surrounding community.

THE ALTERNATIVES CONSIDERED:

The City Council may:

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

Which alternative is recommended? Staff recommends approval of the applicant's request.

Why? Staff is of the determination that the applicant's 'Planned Development' (PD) designation request, as presented in the exhibits, is consistent and compatible with the existing residential and commercial land uses and prevailing community character and is in conformance with the PUD requirements outlined in Sec. 31-256.9.

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 FLUM designation 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 approval of the applicant's zoning request by a vote of 6 to 1, with Commissioner Gukeisen in opposition.

DEPARTMENTAL CLEARANCES:

This item has been reviewed by the Legal Department.

ATTACHED SUPPORTING DOCUMENTS:

Exhibit A - Survey
Exhibit B – Conceptual Site Plan
Exhibit C – Building Elevation
Exhibit D – PUD Conditions
Maps
Minutes
Ordinance