



STAFF REPORT

DATE: January 5, 2021

TO: Kent Cagle, City Manager

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

SUBJECT: Comprehensive Plan Future Land Use Map (FLUM) Amendment: 'Estate' (E) to 'General Residential' (GR)

BACKGROUND AND FINDINGS:

Summary of Request:

Garrett Nordyke, on behalf of Bernard Klimaszewski, submits this request to amend the Comprehensive Plan's Future Land Use Map (FLUM) from an 'Estate' (E) designation to a 'General Residential' (GR) designation for Lots 71-74, Llewelyn Estates 3. The property is addressed as 5011 Cunningham Road, Killeen, Texas. The applicant intends to develop the property into a single-family residential development. The property has the potential to develop into a one hundred and sixty (160) single-family residential home community.

The property is not within a FEMA flood hazard area.

Comprehensive Plan Analysis:

The property is designated as 'Estate' (E) on the Future Land Use Map (FLUM) of the Comprehensive Plan. The 'Estate' (E) designation acts as a transition between Suburban and Rural character areas with further progression along the character spectrum toward environments where the landscape is visually dominant over structures. The 'Estate' (E) designation is still in the Suburban portion of character spectrum, but with larger lots (typically 1 acre minimum), especially where required by public health regulations to allow for both individual water wells and on-site septic systems on properties where centralized water and/or wastewater service is not available or feasible.

The 'Estate' (E) designation encourages the following development types:

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

If approved, 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; and
- Parks and public spaces.

Staff Findings:

Staff finds that this amendment request would affect approximately 22.50 acres and is considered a small-scale amendment. The property, located at 5011 Cunningham Road, is currently undeveloped. The surrounding adjoining properties are predominantly estate style lots with agricultural use, vacant undeveloped lots, and single-family residential lots. All residential lots east of Cunningham Road are single-family home properties. Immediately adjacent to the west is undeveloped property "A" (Agriculture) zoned parcels with a retained single-family residential use. To the north is developed estate style lots zoned "R-1" (Single-Family Residential). Similarly, to the south is developed estate style lots and smaller traditional "R-1" (Single-Family Residential) zoned parcels. Staff is of the determination that as the undeveloped areas to the south of the Stan Schlueter Loop corridor are developed, these properties will transition from undeveloped "A" (Agriculture) zoned parcels to "R-1" (Single-Family Residential) developments. Further, staff feels that there is ample developed and undeveloped land in this area reserved for 'Estate' (E) on the Future Land Use Map (FLUM) of the Comprehensive Plan.

THE ALTERNATIVES CONSIDERED:

The City Council has three (3) alternatives. The Council may:

- Disapprove the FLUM amendment request;
- Approve a different FLUM designation; or
- Approve the applicant's FLUM amendment request.

Which alternative is recommended?

Staff recommends approval of the applicant's request to amend the Future Land Use Map of the Comprehensive Plan from an 'Estate' (E) designation to a 'General Residential' (GR) designation.

Why?

Staff finds that the property's location on Cunningham Road makes it suitable for infill development. Staff also finds that there is ample developed and undeveloped land in this area reserved for 'Estate' (E) on the Future Land Use Map (FLUM).

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 & Zoning Commission recommended approval of the applicant's 'General Residential' (GR) designation request by a vote of 3 to 3 tie, Chairman Latham broke the tie. Commissioners Gukeisen, Hodges and Ploeckelmann voted in opposition.

DEPARTMENTAL CLEARANCES:

This item has been reviewed by the Legal Department.

ATTACHED SUPPORTING DOCUMENTS:

Maps
Minutes
Ordinance
Considerations