



STAFF REPORT

DATE: August 3, 2021

TO: Kent Cagle, City Manager

FROM: Tony McIlwain, Exec. Director of Development Services

SUBJECT: FLUM CASE #21-04: 'General Residential' (GR) to 'General Commercial' (GC)

BACKGROUND AND FINDINGS:

This request, submitted by Johnson-Bell Investments, L.L.C., (Case #FLUM21-04) is to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'General Residential' (GR) designation to a 'General Commercial' (GC) designation for approximately 0.53 acre. The applicant intends to open an emergency children's shelter for children who are in the custody of Child Protective Services (CPS), ages 5-17 years of age.

Zoning / Plat Case History:

The property was rezoned from "B-5" (Business District) to "R1-A" (Single-Family Garden Home Residential District) on December 15, 2009. The property was platted as Block 1, Lot 1, Lee Residential Addition, on January 10, 2010.

Character of the Area:

The surrounding area is made up of a mix of residential and commercial properties. Adjacent land uses are as follows:

North: Undeveloped property zoned "B-5" (Business District) and "B-C-1" (General Business and Alcohol Sales District).

South: Undeveloped property zoned "B-5" (Business District).

East: Undeveloped property zoned "B-5" (Business District).

West: Existing single-family residential properties zoned "R1-A" (Single-Family Garden Home Residential District).

Future Land Use Map Analysis:

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

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.

If approved, 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; and
- Parks and public spaces.

A concurrent zoning application to rezone the property from "R1-A" (Single-Family Garden Home Residential District) to "B-3" (Local Business District) has been submitted by the applicant.

Staff Findings:

Staff finds that the subject property would be suitable for a commercial development similar to the proposal submitted by the applicant. The request would affect approximately 0.53 acre and is considered a small-scale amendment. Staff finds that the request to amend the FLUM from 'General Residential' (GR) to 'General Commercial' (GC) is appropriate at this location.

There are no known environmental constraints for these lots. The lots are not within any FEMA regulatory Special Flood Hazard Area (SFHA) and there are no known wetlands on or adjacent to the parcel.

Public Notification:

Staff mailed courtesy notices to twenty-seven (27) surrounding property owners regarding this request. Of those property owners notified, seven (7) reside outside of Killeen.

THE ALTERNATIVES CONSIDERED:

The City Council has two (2) alternatives. The Council may:

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

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

Why? Staff finds that the request to amend the FLUM from 'General Residential' (GR) to 'General Commercial' (GC) is appropriate in this location.

CONFORMITY TO CITY POLICY:

This request conforms to the City's policy and procedures as detailed in Chapter 31 of the City of Killeen Code of Ordinances.

FINANCIAL IMPACT:

What is the amount of the expenditure in the current fiscal year? 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.

Is this expenditure budgeted?

This is not applicable.

If not, where will the money come from?

This is not applicable.

Is there a sufficient amount in the budgeted line-item for this expenditure?

This is not applicable.

RECOMMENDATION:

At their regular meeting on July 19, 2021, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 5 to 0.

DEPARTMENTAL CLEARANCES:

This item has been reviewed by the Planning and Legal staff.

ATTACHED SUPPORTING DOCUMENTS:

Maps
Minutes
Ordinance