



## STAFF REPORT

**DATE:** November 2, 2021

**TO:** Kent Cagle, City Manager

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

**SUBJECT:** FLUM CASE #21-07: 'General Residential' (GR) to 'General Commercial (GC)

### **BACKGROUND AND FINDINGS:**

#### **Summary of Request:**

Quintero Engineering, LLC, on behalf of Rachiii Brothers, LLC, has submitted a request 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 10.56 acres out the Robert Cunningham Survey, Abstract No. 199. If approved, the applicant's request will provide additional commercial frontage along the north side of East Stan Schlueter Loop.

#### **Zoning / Plat Case History:**

The subject property was annexed into the City limits on December 23, 1986 via Ordinance No. 86-87 and was assigned temporary "R-1" (Single-Family Residential) zoning at that time. The property is currently unplatted.

#### **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 "R-1" (Single-Family Residential District);
- East: Existing commercial development (Wal-Mart shopping center) zoned "B-5" (Business District);
- South: Undeveloped property on the south side of E. Stan Schlueter Loop zoned "R-1" (Single-Family Residential District);
- West: Undeveloped commercial property on the west side of Cunningham Road zoned "B-5" (Business District).

#### **Future Land Use Map Analysis:**

The subject 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.

The applicant has submitted a concurrent request to rezone the property from "R-1" (Single-Family Residential District) to "R-2" (Two-Family Residential District) and "B-5" (Business District).

### **Staff Findings:**

The Future Land Use Map (FLUM) identifies the subject property as intended for 'General Residential' (GR). 'General Residential' (GR) characteristics encompasses most existing residential areas within Killeen. 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. 'General Residential' (GR) are typically auto-oriented (especially where driveways and front-loading garages dominate the front yard and building facades of homes), 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 current zoning of the subject property is "R-1" (Single-Family Residential District). The surrounding land uses include a mix of commercial and residential. To the north is a single-family home on approximately 6.93 acres of land zoned "R-1" (Single-Family Residential District). To the east is a commercial property zoned "B-5" (Business District). To the south is undeveloped property zoned "R-1" (Single-Family Residential District). To the west is undeveloped property zoned "B-5" (Business District). Staff finds the proposed amendment compatible with the current surrounding land uses.

There are no known environmental constraints for this property. The property is 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-one (21) surrounding property owners regarding this request. Of those property owners notified, eleven (11) reside outside of Killeen.

### **THE ALTERNATIVES CONSIDERED:**

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

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

**Which alternative is recommended?** Staff recommends approval of the applicant's FLUM amendment request as presented.

**Why?** Staff finds that the request is consistent with the subject property's location on the frontage of East Stan Schlueter Loop.

### **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 October 4, 2021, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.

### **DEPARTMENTAL CLEARANCES:**

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

**ATTACHED SUPPORTING DOCUMENTS:**

Maps

Minutes

Ordinance