



STAFF REPORT

DATE: November 2, 2021

TO: Kent Cagle, City Manager

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

SUBJECT: FLUM CASE #21-08: 'Suburban Commercial' (SC) to 'General Residential' (GR)

BACKGROUND AND FINDINGS:

Summary of Request:

Andrea Thompson, on behalf of The Estate of Dallas L. Adams Jr., has submitted a 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 5.346 acres out of the J. H. Lewis Survey, Abstract No. 536. If approved, the applicant intends to develop an RV park to provide additional housing options within the city.

Zoning / Plat Case History:

The subject property was annexed into the City limits on March 16, 1999 via Ordinance No. 99-16. The property was subsequently zoned "R-1" (Single-Family Residential District) on January 25, 2000 via Ordinance No. 00-5. The property is currently unplatted.

Character of the Area:

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

- North: Undeveloped property zoned "R-1" (Single-Family Residential District), "A" (Agricultural District), and "B-4" (Business District);
- East: Undeveloped property zoned "A" (Agricultural District);
- South: Undeveloped property zoned "R-1" (Single-Family Residential District);
- West: The Killeen-Fort Hood Regional Airport on the west side of Clear Creek Road, zoned "A" (Agricultural District).

Future Land Use Map Analysis:

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

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
- Parks and public spaces

The applicant submitted a concurrent zoning application to rezone the property from "R-1" (Single-Family Residential District) to "R-MP" (Mobile Home and Travel Trailer Park District).

Staff Findings:

The Future Land Use Map (FLUM) identifies the subject property as intended for 'Suburban Commercial' (SC). This designation enhances suburban character primarily from reduced site coverage relative to most commercial development. 'Suburban Commercial' (SC) designations should be utilized 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. 'Suburban Commercial' (SC) character 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).

The current zoning of the subject property is "R-1" (Single-Family Residential District). The surrounding land uses include a mix of residential and institutional. To the north is approximately 0.847 acres undeveloped residential property zoned "R-1" (Single-Family Residential District) and "A" (Agricultural District) and an existing single-family residential property approximately 19.56 acres zoned "A" (Agricultural District). To the east is approximately 43.388 acres existing residential property zoned "A" (Agricultural District). To the south is undeveloped property zoned "R-1" (Single-Family Residential District). To the west is an existing institutional property (Killeen-Fort Hood Regional Airport) across Clear Creek Road (SH 201) zoned "A" (Agricultural District).

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 twelve (12) surrounding property owners regarding this request. Of those property owners notified, eight (8) 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 disapproval of the applicant's FLUM amendment request.

Why? Staff is of the determination that the applicant's request to amend the Future Land Use Map designation from 'Suburban Commercial' (SC) to 'General Residential' (GR) is not appropriate for the subject property. Staff finds that the current Future Land Use Map designation of 'Suburban Commercial' (SC) is appropriate for this location. The 'Suburban Commercial' (SC) designation promotes a range of neighborhood commercial uses, which are better suited to the Clear Creek Road corridor.

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 4 to 2 with Commissioners Minor and Adams in opposition. Those Commissioners in opposition to the motion noted concerns regarding the appropriateness of an RV park in the proposed location.

DEPARTMENTAL CLEARANCES:

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

ATTACHED SUPPORTING DOCUMENTS:

Maps
Minutes
Ordinance