



STAFF REPORT

DATE: November 2, 2021

TO: Kent Cagle, City Manager

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

SUBJECT: FLUM CASE #21-03: 'Rural' (R) to 'General Residential' (GR)

BACKGROUND AND FINDINGS:

Summary of Request:

Quintero Engineering, LLC, on behalf of Tara Campbell, has submitted a request to amend the Comprehensive Plan's Future Land Use Map (FLUM) from an 'Rural' (R) designation to a 'General Residential' (GR) designation for approximately 7.4 acres out of the W. L. Harris Survey, Abstract No. 1155. If approved, the applicant intends to develop single-family residential homes on the property, which would tie into the residential development to the east.

Zoning / Plat Case History:

The subject property was annexed on August 24, 2021 via Ordinance No. 20-050. The property was zoned "A" (Agriculture) with the adoption of the annexation ordinance in accordance with Killeen Code of Ordinances Sec. 31-124(a). The property is currently unplatted.

Character of the Area:

The surrounding area is predominantly residential. Adjacent land uses are as follows:

- North: Proposed roadway for the residential property to the east zoned "R-1" (Single-Family Residential District)
- South: Existing residential property in the ETJ
- East: Existing residential property zoned "R-1" (Single-Family Residential District), currently under development
- West: Undeveloped property in the ETJ

Future Land Use Map Analysis:

This property is designated as 'Rural' (R) on the Future Land Use Map (FLUM) of the Comprehensive Plan. The 'Rural' (R) designation encourages rural character with wide open landscapes, large parcels, and scattered residential development on relatively large acreages and encourages the following development types:

- Residential homesteads;
- Planned development to accommodate conservation and cluster residential designs;

- Agricultural uses;
- Agriculture-focused commercial retail;
- Public/institutional;
- Parks and public spaces; and
- Natural and protected floodplain areas.

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 has submitted a concurrent request to rezone the property from "A" (Agricultural District) to "R-1" (Single-Family Residential District).

Staff Findings:

The current zoning of the subject property is "A" (Agricultural District). The surrounding land uses are primarily residential in nature. The area to the north is a proposed roadway for the residential property to the east of the subject property, which is currently under development and zoned "R-1" (Single-Family Residential District). To the west is undeveloped property in the ETJ and to the south is an existing residential property in the ETJ and outside of the city limits.

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 thirty-six (36) surrounding property owners regarding this request. Of those property owners notified, ten (10) 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.

Why? Staff finds the requested FLUM amendment is compatible with the adjacent residential land uses.

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