City of Killeen

Legislation Details (With Text)

File #:	PH-22-014	**Version:** 1	**Name:**	FLUM 21-12	
Type:	Ordinance/Public Hearing		**Status:**	Passed	
File created:	12/15/2021		**In control:**	City Council	
On agenda:	2/8/2022		**Final action:**	2/8/2022	
Title:	HOLD a public hearing and consider an ordinance requested by Chris Doose, on behalf of Schoolgirl LLC (Case #FLUM 21-12), to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Rural' (R) and 'Suburban Commercial' (SC) designation to 'General Residential' (GR) designation, being approximately 4.586 acres out of the James Cook Survey, Abstract No. 161. The property is locally addressed as 5801 and 5803 Clear Creek Road, Killeen, Texas.				
Sponsors:	Development Services				
Indexes:					
Code sections:					
Attachments:	1. Staff Report, 2. Maps, 3. Minutes, 4. Ordinance, 5. Presentation				

Date	Ver.	Action By	Action	Result
2/8/2022	1	City Council	Approved	Pass
2/1/2022	1	City Council Workshop		

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DATE: **February 1, 2022**

TO: **Kent Cagle, City Manager**

FROM: **Wallis Meshier, Director of Planning**

SUBJECT: **FLUM CASE #21-12: 'RURAL' (R) AND 'SUBURBAN COMMERCIAL' (SC) TO 'GENERAL RESIDENTIAL' (GR)**

BACKGROUND AND FINDINGS:

Property Information:

Property Owner: Schoolgirl, LLC
Agent: Chris Doose
Current FLUM Designation: 'Rural' (R) and 'Suburban Commercial' (SC)
Requested FLUM Designation: 'General Residential' (GR)
Current Zoning: "A" (Agricultural District), "R-1" (Single-Family Residential District), & "B-3" (Local Business

District)
Proposed Zoning: "R-2" (Two-Family Residential District)

Summary of Request:

Chris Doose, on behalf of Schoolgirl, LLC, has submitted a request to amend the Comprehensive Plan's Future Land Use Map (FLUM) from 'Rural' (R) & 'Suburban Commercial' (SC) to 'General Residential' (GR), being approximately 4.586 acres out of the James Cook Survey, Abstract No. 161. If approved, the applicant intends to develop approximately fourteen (14) duplexes on the property.

Zoning/Plat Case History:

The eastern portion of 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) and "B-3" (Local Business District) on January 25, 2000 via Ordinance No. 00-5. The western portion of the subject property was annexed into the City limits on January 28, 2008 via Ordinance No. 07-109 and subsequently zoned "A" (Agricultural District) on November 25, 2008 via Ordinance No. 08-097. The property is currently unplatted.

Character of the Area:

North: Drainage Tract (McGregor Estates Phase One) zoned "R-1" (Single-Family Residential District); and Undeveloped commercial property zoned "B-3" (Local Business District)
South: Undeveloped property zoned "A" (Agricultural District) and "B-3" (Local Business District), which is owned by the U.S. Government;
East: Undeveloped commercial property zoned "B-3" (Local Business District);
West: Undeveloped property zoned "A" (Agricultural District, which is owned by the U.S. Government.

Future Land Use Map Analysis:

This property is designated as 'Rural' (R) and 'Suburban Commercial' (SC) on the Future Land Use Map (FLUM) of the Comprehensive Plan.

The 'Rural' (R) designation 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.

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 has submitted a concurrent request to rezone the property from "A" (Agricultural District), "R-1" (Single-Family Residential District), and "B-3" (Local Business District) to "R-2" (Two-Family Residential District).

Water, Sewer and Drainage Services:

Provider: City of Killeen
Within Service Area: Yes
Feasibility Study or Service Commitment: Water, sanitary sewer and drainage utility service is located within the City of Killeen municipal utility service area and available to the subject tract.

Transportation and Thoroughfare Plan:

Ingress and egress to the properties is from Clear Creek Road, which is classified as a 120' wide Principal Arterial on the City of Killeen Thoroughfare Plan.

Environmental Assessment:

The property is not within any FEMA regulatory Special Flood Hazard Area (SFHA). There are no other known wetland areas on or adjacent to the property as identified on the National Wetlands Inventory.

Public Notification:

Staff mailed courtesy notices to thirty-eight (38) surrounding property owners regarding this request. Of those property owners notified, twenty-one (21) reside outside of Killeen.

Staff Findings:

The current zoning of the subject property is "A" (Agricultural District), "R-1" (Single-Family Residential District) and "B-3" (Local Business District). The surrounding area includes undeveloped properties and residential uses. The area to the north is existing single-family residential development (McGregor Estates subdivision). To the south, east, and west are undeveloped properties. The subject property has approximately 210 feet of frontage on Clear Creek Rd. and is approximately 960 feet deep. The property is landlocked to the north and to the south. The property to the south is owned by the U.S. Government and is unlikely to be developed. Given the unique configuration of the property and the limited access, staff is of the determination that the property is not suitable for commercial development.

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? Why?

Staff recommends approval of the applicant's FLUM amendment request as presented.

Staff is of the determination that the 'Rural' (R) designation is not appropriate in this location given its location within the City limits. Additionally, the request for 'General Residential' is consistent with the FLUM designation directly adjacent to the north.

CONFORMITY TO CITY POLICY:

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

RECOMMENDATION:

At their regular meeting on January 3, 2022, 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