



City of Killeen

Legislation Text

File #: PH-22-047, Version: 1

HOLD a public hearing and consider an ordinance requested by Republic Engineering & Development Services on behalf of the Sheryl Yowell Anderson 1998 Trust Et Al. **(Case #FLUM 22-18)** to amend the Comprehensive Plan's Future Land Use Map (FLUM) from an 'Estate' (E) designation to a 'Planned Development' (PD) designation for approximately 390.72 acres out of the M. J. Pleasant Survey, Abstract No. 652 and the S. D. Carothers Survey, Abstract No. 177. The property is locally addressed as 4244 Stagecoach Road, Killeen, Texas.

DATE: June 21, 2022

TO: Kent Cagle, City Manager.

FROM: Edwin Revell, Executive Director of Development Services

SUBJECT: FLUM CASE 22-18: 'Estate' (E) to 'Planned Development' (PD)

BACKGROUND AND FINDINGS:

Property Information:

Property Owner: Sheryl Yowell Anderson 1998 Trust et al.

Agent: Republic Engineering & Development Services

Current FLUM Designation: 'Estate' (E)

Requested FLUM Designation: 'Planned Development' (PD)

Current Zoning: "A" (Agricultural District)

Proposed Zoning: Planned Unit Development (PUD) with "A-R1" (Agricultural Single-Family Residential District), "SR-1" (Suburban Residential Single-Family Residential District), "SR-2" (Suburban Residential Single-Family District), "SF-2" (Single-Family Residential District), "R-1" (Single-Family Residential District), "R-2" (Two-Family Residential District) & "B-5" (Business District)

Summary of Request:

Republic Engineering & Development Services, on behalf of Sheryl Yowell Anderson 1998 Trust et al., has submitted a request to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Estate' (E) designation to a 'Planned Development' (PD) designation, being approximately 390.72 acres out of the M. J. Pleasant Survey, Abstract No. 652 and the S. D. Carothers Survey, Abstract No. 177. If approved, the applicant intends to develop the property into a mixed-use community with multiple types of single-family residential, two-family residential, commercial uses, and open space amenities.

This request was tabled by the Planning and Zoning Commission on May 2, 2022 to the June 6, 2022 meeting pending applicant's submittal of additional PUD information. Since that time, the applicant has provided

amended exhibits and satisfied all of staff's comments.

Zoning/Plat Case History:

The subject property was annexed into the city limits on March 16, 2004 via Ordinance No. 04-12. The property was subsequently zoned "A" (Agricultural District) on April 26, 2005 via Ordinance No. 05-31. The property is currently unplatted.

Character of the Area:

Surrounding Land Use and Zoning:

| | Current Land Use | Zoning District* | FLUM Designation** |
|--------------|---|----------------------|--------------------|
| North | Single-family homes on large lots | R-1 | E & SR |
| East | Single-family homes, mobile home park, & existing commercial property | R-1, RMH, B-3, & B-5 | R, SC, & GR |
| South | Single-family homes on large lots, undeveloped property, & Fire Station 8 | A, A-R1, & R-1 | E, SR, & GR |
| West | Single-family homes and undeveloped property | PUD w/ R-1 | GR |

* A (Agricultural District), A-R1 (Agricultural Single-Family Residential District), Planned Unit Development (PUD), R-1 (Single-Family Residential District), RMH (Mobile Home District), B-3 (Local Business District), & B-5 (Business District)

** Rural (R), Estate (E), Suburban Residential (SR), Suburban Commercial (SC), & General Residential (GR).

Future Land Use Map Analysis:

This property is designated as 'Estate' (E) on the Future Land Use Map (FLUM) of the Comprehensive Plan.

The 'Estate' (E) designation encourages the following development types:

- Detached residential dwellings
- Public/institutional
- Parks and public spaces

If approved, the 'Planned Development' (PD) designation encourages the following development types:

- Mixed use (retail, office, residential, public)
- Variety of housing types
- Parks and public spaces

The applicant has submitted a concurrent request to rezone the property from "A" (Agricultural District) to a Planned Unit Development (PUD) with "A-R1" (Agricultural Single-Family Residential District), "SR-1" (Suburban Residential Single-Family Residential District), "SR-2" (Suburban Residential Single-Family District), "SF-2" (Single-Family Residential District), "R-1" (Single-Family Residential District), "R-2" (Two-Family Residential District), and "B-5" (Business District) uses.

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.

Staff is of the determination that the current water infrastructure in this area is sufficient to serve the proposed development. The City began receiving water from the new water plant on Stillhouse Lake in June 2021, which improved water service to the southeast part of the city. Prior to the new plant, water had to travel from the northside of the City. There is a 16" transmission main along Stagecoach up to Cunningham and a 12" transmission main along Stagecoach to East Trimmier.

Transportation and Thoroughfare Plan:

Ingress and egress to the property is from Stagecoach Road and East Trimmier Rd which are both classified as a 110' wide Minor Arterial streets on the City of Killeen Thoroughfare Plan.

Environmental Assessment:

FEMA regulatory Special Flood Hazard Areas (SFHA) for Embers Creek and Trimmier Creek cross the property. There are freshwater ponds, freshwater forested/shrub wetlands, freshwater emergent wetlands, and riverine habitats on or adjacent to the property as identified on the National Wetlands Inventory.

Public Notification:

Staff mailed courtesy notices to two-hundred and forty-seven (247) surrounding property owners regarding this request. Of those property owners notified, seventy (70) reside outside of Killeen.

Staff Findings:

The 'Estate' (E) land use category is characterized as a transition between Suburban and Rural character areas, with further progression along the character spectrum toward environments where the landscape is visually dominant over structures. It is still in the Suburban portion of the character spectrum, but with larger lots (typically 1 acre minimum), especially where required by public health regulations to allow for both individual water wells and on-site septic systems on properties where centralized water and/or wastewater service is not available or feasible. One-acre lots are usually adequate in wooded areas to achieve visual screening of homes (from streets and adjacent dwellings). Three- to five-acre lots may be needed to achieve and maintain Estate character in areas with more open land.

The 'Planned Development' (PD) land use category is characterized by a potential for distinct character areas, from Urban to Suburban, within an overall development design. Site design and development quality should be superior given strategic location and high profile, should be designed to be transit supportive, and should provide for safe and convenient bicycle and pedestrian circulation options, both within and beyond the planned development area.

The current zoning of the subject property is "A" (Agricultural District). The surrounding area includes predominantly residential uses and undeveloped properties. To the north and south, there are single-family homes on large lots. To the east, there are existing single-family homes, mobile home park, and commercial

property. To the west are existing single-family homes and undeveloped property.

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 than requested by the applicant; or
- Approve the applicant's FLUM amendment request as presented.

Which alternative is recommended? Why?

Staff recommends approval of the applicant's request as presented. Staff finds that the proposed development includes a mix of housing types and lot sizes, as well as a significant amount of open space and park amenities. Therefore, staff is of the determination that the proposed development is consistent with the policies and principles discussed during the ongoing Comprehensive Plan process.

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.

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. However, subsequent development and dedication of public infrastructure will involve the expenditure of maintenance funds over the life cycle of future development.

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:

Commissioner Minor made a motion to recommend approval of the FLUM amendment request as presented. Commissioner Gukeisen seconded, and the motion passed by a vote of 4 to 1 with Commissioner Ploeckelmann in opposition. Commissioner Ploeckelmann expressed concern regarding development of the last remaining open area within the city.

DEPARTMENTAL CLEARANCES:

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

ATTACHED SUPPORTING DOCUMENTS:

Maps
Minutes
Ordinance