



City of Killeen

Legislation Text

File #: PH-22-042, Version: 1

HOLD a public hearing and consider an ordinance requested by Mitchell and Associates, Inc. on behalf of CPB Investments, Inc. (Case #FLUM 22-17) 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 0.50 acre out of the Thomas Robinett Survey, Abstract No. 686. The property is generally located on the south side of Janelle Drive, approximately 500 feet east of the intersection with Clear Creek Road, Killeen, Texas.

DATE: June 7, 2022

TO: Kent Cagle, City Manager

FROM: Edwin Revell, Executive Director of Development Services.

SUBJECT: FLUM CASE #22-17: 'GENERAL RESIDENTIAL' (GR) TO 'GENERAL COMMERCIAL' (GC).

BACKGROUND AND FINDINGS:

Property Information:

Property Owner: CPB Investments, Inc

Agent: Mitchell and Associates, Inc

Current FLUM Designation: 'General Residential' (GR)

Requested FLUM Designation: 'General Commercial' (GC)

Current Zoning: "A-R1" (Agricultural Single-Family Residential District)

Proposed Zoning: "B-3" (Local Business District)

Summary of Request:

Mitchell & Associates, Inc, on behalf of CPB Investments, Inc, 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 0.50 acre out of the Thomas Robinett Survey, Abstract No. 686. If approved, the applicant intends to develop a commercial land use on the property.

Zoning/Plat Case History:

The subject property was annexed into the city limits on October 19, 1999 via Ordinance No. 99-84. The property was subsequently zoned "A-R1" (Agricultural Single-Family Residential District) on July 11, 2000 via Ordinance No. 00-54. The applicant submitted a plat application (Elm Creek Addition, Phase 5) which validated on March 28, 2022 but has not yet been recorded.

Character of the Area:

	Current Land Use	Zoning District*	FLUM Designation
North	Undeveloped property	A-R1	General Residential (GR)
East	Undeveloped property	AR-1 & B-3	General Residential (GR)
South	Undeveloped property	A-R1	General Residential (GR)
West	Medical clinic	B-3	General Commercial (GC)

* A-R1 (Agricultural Single-Family Residential District) & B-3 (Local Business District)

Future Land Use Map Analysis:

This 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 "A-R1" (Agricultural Single-Family Residential District) to "B-3" (Local Business District).

Water, Sewer and Drainage Services:

Provider: West Bell County WSC

Within Service Area: Yes

Feasibility Study or Service Commitment: Water utility service is located within the West Bell County WSC utility service area. Applicant will need to contact the provider for availability of service to the subject tract.

Transportation and Thoroughfare Plan:

Ingress and egress to the property is from Janelle Drive, which is classified as a 60' wide Local Street 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 properties as identified on the National Wetlands Inventory..

Public Notification:

Staff mailed courtesy notices to thirteen (13) surrounding property owners regarding this request. Of those property owners notified, six (6) reside outside of Killeen.

Staff Findings:

The 'General Residential' (GR) land use category is characterized by auto-oriented development (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 'General Commercial' (GC) character is typically auto-oriented, which can be offset by enhanced building design, landscaping, reduced site coverage, well-designed signage, etc.

The current zoning of the subject property is "A-R1" (Agricultural Single-Family Residential District). The surrounding area includes existing commercial property and undeveloped properties.

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 request to amend the FLUM designation from 'General Residential' (GR) to 'General Commercial' (GC) as presented.

Staff is of the determination that the request is compatible with the surrounding land uses and consistent with the prevailing community character. The character of the area includes existing commercial property and undeveloped properties.

CONFORMITY TO CITY POLICY:

This FLUM amendment request conforms to the City's policy as detailed in the Comprehensive Plan.

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 May 2, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 4 to 0.

DEPARTMENTAL CLEARANCES:

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

ATTACHED SUPPORTING DOCUMENTS:

Maps
Minutes
Ordinance