



City of Killeen

Legislation Text

File #: PH-22-041, Version: 1

HOLD a public hearing and consider an ordinance requested by Republic Engineering & Development Services on behalf of Michael & Rhonda Jung (**Case #FLUM 22-09**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'General Residential' (GR) designation to a 'Suburban Commercial' (SC) designation for approximately 20.75 acres out of the Cosper Creek Addition, Block One, part of Lots 3 and 7. The property is addressed as 3288 and 3288-A Chaparral Road, Killeen, Texas.

DATE: June 07, 2022

TO: Kent Cagle, City Manager.

FROM: Edwin Revell, Executive Director of Development Services.

SUBJECT: FLUM 22-09: 'General Residential' (GR) to 'Suburban Commercial' (SC)

BACKGROUND AND FINDINGS:

Property Information:

Property Owner: Michael & Rhonda Jung

Agent: Republic Engineering & Development Services

Current FLUM Designation: 'General Residential' (GR)

Requested FLUM Designation: 'Suburban Commercial' (SC)

Summary of Request:

Republic Engineering & Development Services, on behalf of Michael & Rhonda Jung, has submitted a request to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'General Residential' (GR) designation to a 'Suburban Commercial' (SC) designation for approximately 20.75 acres out of the Cosper Creek Addition, Block One, part of Lots 3 and 7. If approved, the applicant intends to develop the property into covered secured recreational vehicle storage.

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), "A-R1" (Agricultural Single-Family Residential District), and "R-1" (Single-Family Residential District) on April 26, 2005 via Ordinance No. 05-31. The property was platted as part of Cosper Creek Addition, Block 1, Lots 3 & 7 on January 22, 1995.

Character of the Area:

	Current Land Use	Zoning District*	FLUM Designation
North	Undeveloped property	A-R1	General Residential (GR)
East	Undeveloped property and existing auto salvage business	AR-1 & B-3	Estate (E), Suburban Commercial (SC), & General Residential (GR)
South	Undeveloped property and single-family homes	A, A-R1, & R-1	Suburban Commercial (SC) & General Residential (GR)
West	Undeveloped property	A-R1	General Residential (GR)

* A (Agricultural District), A-R1 (Agricultural Single-Family Residential District), R-1 (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 '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; and
- Parks and public spaces.

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 property is via Trimmier Road, which is classified as a 110' Minor Arterial on the City of Killeen Thoroughfare Plan.

Environmental Assessment:

The property is crossed by the FEMA regulatory Special Flood Hazard Area (SFHA) for Rock Creek. The creek is classified as a Freshwater Emergent Wetland or Freshwater Forested/Shrub Wetland as identified on the

National Wetlands Inventory.

Public Notification:

Staff mailed courtesy notices to thirty-two (32) 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 character (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 'Suburban Commercial' (SC) land use category is characterized by reduced site coverage relative to most commercial development. 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 "A" (Agricultural District), "A-R1" (Agricultural Single-Family Residential District), and "R-1" (Single-Family Residential District). The surrounding area includes an existing commercial property, single-family homes, and undeveloped properties.

THE ALTERNATIVES CONSIDERED:

The Planning and Zoning Commission has three (3) alternatives. The Commission may:

- Recommend disapproval of the applicant's FLUM amendment request.
- Recommend approval of a more restrictive FLUM designation; or
- Recommend approval of the applicant's FLUM amendment request.

Which alternative is recommended? Why?

Staff recommends approval of the applicant's FLUM amendment request. Staff finds that the 'Suburban Commercial' (SC) designation allows for non-residential uses near residential areas as long as there is adequate buffering/screening or appropriate site design. Therefore, 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, single-family homes, 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. 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:

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
- Site Photos
- Minutes
- Ordinance
- Exhibit