



City of Killeen

Legislation Text

File #: PH-22-030, **Version:** 1

HOLD a public hearing and consider an ordinance requested by Raye Mayhorn on behalf of Passion for Christ Ministries, LLC (Case #FLUM 22-12) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Suburban Residential' (SR) designation to a 'Suburban Commercial' (SC) designation for approximately 6.43 acres out of the Passion for Christ Ministries Addition, Block 1, Lot 1. The property is locally addressed as 3100 Little Nolan Road, Killeen, Texas.

DATE: April 19, 2022

TO: Kent Cagle, City Manager

FROM: Edwin Revell, Executive Director of Development Services

SUBJECT: FLUM CASE #22-12: 'SUBURBAN RESIDENTIAL' (SR) TO 'SUBURBAN COMMERCIAL' (SC)

BACKGROUND AND FINDINGS:

Property Information:

Property Owner: Passion for Christ Ministries, LLC

Agent: Raye Mayhorn

Current FLUM Designation: 'Suburban Residential' (SR)

Requested FLUM Designation: 'Suburban Commercial' (SC)

Current Zoning: "R-1" (Single-Family Residential District)

Proposed Zoning: "B-1" (Professional Business District)

Summary of Request:

Raye Mayhorn, on behalf of Passion for Christ Ministries, LLC, has submitted a request to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Suburban Residential' (SR) designation to a 'Suburban Commercial' (SC) designation for approximately 6.43 acres out of the Passion for Christ Ministries Addition, Block 1, Lot 1. If approved, the applicant intends to sell the property to a prospective buyer for use as a real estate office.

Zoning/Plat Case History:

The parcel is currently zoned "R-1" (Single-Family Residential District). Staff is unable to determine the exact date of the zoning. The property was platted as Passion for Christ Ministries Addition, Block 1, Lot 1 on September 19, 2018.

Character of the Area:

North: Undeveloped property on the opposite side of Little Nolan Rd. zoned "R-1" (Single-Family Residential District)

East: Undeveloped property and First United Methodist Church Killeen, zoned "R-1" (Single-Family Residential District)

South: Undeveloped property and Immanuel Lutheran Church of Killeen, zoned "R-1" (Single-Family Residential District)

West: Agape Church of God in Christ, zoned "R-1" (Single-Family Residential District)

Future Land Use Map Analysis:

This property is designated as 'Suburban Residential (SR) on the Future Land Use Map (FLUM) of the Comprehensive Plan. The 'Suburban Residential' (SR) designation encourages the following development types:

- Detached residential dwellings;
- Planned developments to provide for other housing types (e.g., townhouse, patio) in a Suburban character setting;
- Public/ institutional; and
- Parks and public spaces.

If approved, the 'Suburban Commercial' (SC) designation encourages the following development types:

- A 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.

The applicant has submitted a concurrent request to rezone the property from "R-1" (Single-Family Residential District) to "B-1" (Professional Business 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 is available to the subject tract.

Transportation and Thoroughfare Plan:

Ingress and egress to the property is from Little Nolan Road, which is classified as a 70' wide Collector Street on the City of Killeen Thoroughfare Plan.

Environmental Assessment:

The property is within a FEMA regulatory Special Flood Hazard Area (SFHA). The property is crossed by Riverine habitat and Freshwater Forested/shrub Wetland associated with the Old Florence Ditch as identified on the National Wetlands Inventory.

Public Notification:

Staff mailed courtesy notices to eight (8) surrounding property owners regarding this request, none of whom reside outside Killeen.

Staff Findings:

The subject property and its surrounding area are identified on the Future Land Use Map (FLUM) as being intended for 'Suburban Residential' (SR) development. The suburban residential character incorporates larger baseline minimum lot size allowing for larger front yards and building setbacks and greater side separation between homes.

The current zoning of the subject property is "R-1" (Single-Family Residential District). The surrounding area includes primarily vacant properties and religious institutions. The areas to the north and east are undeveloped, and there are three large religious institutions in the immediate vicinity.

THE ALTERNATIVES CONSIDERED:

The City Council has four (4) alternatives. The Council may:

- Disapprove the applicant's FLUM amendment request;
- Approve a more restrictive FLUM designation;
- Approve the request as recommended by staff; or
- Approve the applicant's FLUM amendment request as presented.

Which alternative is recommended? Why?

Staff recommends that the Commission recommend approval of the request to change the Future Land Use Map (FLUM) designation from 'Suburban Residential' (SR) to 'Suburban Commercial' (SC) for two-hundred and fifty feet (250) of depth along the frontage of Little Nolan Road, but that the rear portion of the property remain 'SR' (Suburban Residential).

Given the property's location at the intersection of two Collector Streets (Little Nolan Road and Cunningham Road), staff finds that the frontage along Little Nolan Road is suitable for use as 'Suburban Commercial' (SC). However, staff finds that the rear portion of the property is better suited for residential development and should remain designated as such.

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?

This is not applicable.

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 March 21, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 7 to 0.

DEPARTMENTAL CLEARANCES:

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

ATTACHED SUPPORTING DOCUMENTS:

Maps
Minutes
Ordinance