

CITY COUNCIL MEMORANDUM

AGENDA ITEM

Comprehensive Plan Future Land Use Map (FLUM) Amendment: 'General Commercial' to 'General Residential'

ORIGINATING DEPARTMENT

PLANNING & DEVELOPMENT SERVICES

Nature of the Request

This is a request to revise the Comprehensive Plan's Future Land Use Map (FLUM) to change 5.77 acres from a 'General Commercial' designated area to a 'General Residential' designated area. The property is located along the south right-of-way of Watercrest Road adjacent to the intersection of Bachelor Button Boulevard, Killeen, Texas.

The applicant has submitted a concurrent request to rezone the subject properties from B-5 (Business District) to R-2 (Two-Family Residential District) for future residential development.

Figure 1. Future Land Use Map (FLUM)

See Attachment

Land Use Analysis

Land Use Plan: The property is designated as 'General Commercial' on the Future Land Use Map (FLUM) of the Comprehensive Plan.

Plan Recommendation: The Comprehensive Plan calls for a wide range of commercial retail and service uses, at varying scales and intensities depending on the site.

The proposed revision to the property would result in a 'General Residential' designation on the Future Land Use Map (FLUM) of the Comprehensive Plan. This designation calls for detached residential dwellings; 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.

Factors to Consider

Scope of Amendment: Is the proposed map change limited to one or a few parcels, or would it affect a much larger area? *The amendment is limited to approximately 5.77 acres.*

Change in Circumstances: What specific conditions (e.g., population size and/or characteristics, area character and building form, property/structure conditions, infrastructure or public services, market factors including need for more land in a particular designation, etc.) have changed sufficiently to render the current map designation(s) inappropriate or out-of-

date? *Staff is aware of the following factors that would render the current map inappropriate or out-of-date:*

§ The property has been zoned for commercial use since 2005; however, most commercial development trend data indicates that new retail/ commercial opportunities are occurring along Clear Creek Road, and not Watercrest Road.

§ There are observed commercial lease spaces in the immediate area that remains vacant /unoccupied. Staff cannot ascertain if this is a lease affordability issue or market demand.

§ It appears the FLUM designation of 'General Commercial' was based more upon the existing zoning of the subject property and less upon the compatibility of adjacent land uses.

Adequate Information: Do City staff, the Planning and Zoning Commission, and/or City Council have enough and appropriate information to move ahead with a decision (e.g. utility capacity, potential traffic impacts, other public service implications, resident/stakeholder concerns and input)? *Staff has sufficient information regarding utility capacity. Staff does not have any information from the applicant regarding traffic impacts; however the area has direct access to Watercrest Road, which is a 90' minor arterial on the City's Thoroughfare Plan.*

Stakeholder Input: What points, concerns, and insights have been raised by area residents, property owners, business owners, or others? *With the exception of listing this action as a public hearing item on the Planning and Zoning Commission's agenda, there is no public notice requirement for this amendment request; however, staff did not receive any stakeholder input during the Planning and Zoning Commission's public hearing on this item.*

Recommendation

The Planning and Zoning Commission recommend approval of amending the FLUM from 'General Commercial' to 'General Residential' for this area with a unanimous vote of 6 to 0, with Commissioner Cooper abstaining. The amendment to 'General Residential' is entirely compatible with the existing residential development observed in the immediate area.