

## CITY COUNCIL MEMORANDUM

**AGENDA ITEM**

**COMPREHENSIVE PLAN FUTURE LAND USE  
MAP (FLUM) AMENDMENT: 'GENERAL  
RESIDENTIAL' TO 'GENERAL COMMERCIAL'**

**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 a 'General Residential' designated area to a 'General Commercial' designated area. The properties are platted as *Lots 6 and 7, Block 36 and Lot 7, Block 35, Crescent Manor 2<sup>nd</sup> Extension*. The properties are locally known as 1624 Richard Drive, 1623 Richard Drive and 1605 S. W.S. Young Drive, Killeen, Texas.

The applicant has submitted a concurrent request to rezone the subject property from "R-1" (Single-Family Residential District) and "B-1" (Professional Business District) to "B-3" (Local Business District).

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

The 'General Residential' designation encourages the following land uses and has the following characteristics:

- Detached residential dwellings
- Attached housing types subject to compatibility and open space standards (e.g., duplexes, townhomes, and 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 space.
- Predominantly "R-1" zoning district with less openness and separation between dwellings compared to Suburban Residential areas
- Auto-oriented character that can be offset with architectural standards, landscaping, and limited uniform subdivision designs
- Neighborhood-scale commercial emerging over time for well-suited areas

If approved, the proposed revision to the property would result in a 'General Commercial' designation on the Future Land Use Map (FLUM) of the Comprehensive Plan. This designation calls for a wide range of commercial, retail, and service uses, at varying scales and intensities depending on the site.

## Figure 1. Future Land Use Map (FLUM)

See attachment.

### The items below should be reviewed and addressed when a Future Land Use & Character map adjustment is proposed:

- **Scope of Amendment:** Is the proposed map change limited to one or a few parcels, or would it affect a much larger area? *This is a small-scale amendment consisting of Lots 6 and 7, Block 36 and Lot 7, Block 35, Crescent Manor 2<sup>nd</sup> Extension.*
- **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? *The subject properties are vacant and are ideal for in-fill commercial development opportunities along this arterial road. Commercial interest is driving a transition of historically residentially zoned properties with frontage along W.S. Young Drive. Additionally, two of the lots are already zoned for commercial use.*
- **Consistency with Other Plans:** In addition to the Comprehensive Plan, is the proposed map change consistent with the intent and policy direction of any applicable small area plans, utility or drainage plans, or other City plans? *There are no other City plans that materially affect this property. The proposed FLUM amendment is not incompatible with any public works planning efforts.*
- **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)? *The proposed FLUM amendment request will not negatively affect public utility capacity or traffic.*
- **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 action; therefore, staff has not sought, nor received, any stakeholder input. *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 action; staff did not receive any stakeholder input during the Planning and Zoning Commission meeting.*

### Recommendation

The Planning and Zoning Commission recommended approval of 'General Commercial' (GC) for the subject properties by a vote of 6 to 0, with Commissioner Purser abstaining.

