

CITY COUNCIL MEMORANDUM

AGENDA ITEM

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

ORIGINATING DEPARTMENT

PLANNING & DEVELOPMENT SERVICES

Nature of the Request

This consideration is a result of an applicant's request to rezone property from "A" (Agricultural District) to "B-4" (Business District). In order to approve the zoning request, it will first be necessary to amend the Comprehensive Plan's Future Land Use Map (FLUM) to change an 'Estate' designated area to a 'General Commercial' designated area for approximately .996 acre, being part of the W. H. Cole Survey, Abstract No. 200. The property is located on the west right-of-way of Featherline Road across from Shawlands Road, Killeen, Texas.

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

Plan Recommendation: The Comprehensive Plan allows the following development types within the 'Estate' designation: detached residential dwellings, public/institutional uses, and parks and public spaces.

The Comprehensive Plan anticipates the following characteristics within the 'Estate' designation:

Transition between 'Suburban' and 'Rural' character areas, with further progression along the character spectrum toward environments where the landscape is visually dominant over structures.

Still in 'Suburban' portion of character spectrum, but with larger lots (typically 1 acre minimum), especially where required by public health regulations to allow for both individual water wells and on-site septic systems on properties where centralized water and/or wastewater service is not available or feasible.

One-acre lots are usually adequate in wooded areas to achieve visual screening of homes (from streets and adjacent dwellings). Three to five-acre lots may be needed to achieve and maintain 'Estate' character in areas with more open land.

If approved, the 'General Commercial' character encourages and allows the following development types within the 'General Commercial' designation: wide range of commercial, retail and service uses, at varying scales and intensities depending on the site, offices (both large and/or multi-story buildings and small-scale office uses depending on the site), public/institutional and parks and public spaces.

The Comprehensive Plan anticipates the following characteristics within the 'General Commercial' designation: auto-oriented character, which can be offset by enhanced building design, landscaping, reduced site coverage, well-designed signage, etc.

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? *The amendment would affect approximately .996 acre and should be considered small scale.*

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? *This amendment request is being spurred by a zoning request. The applicant intends to develop the site for commercial use. The property has direct frontage onto Featherline Road. The property abuts a residential neighborhood (along the north) and undeveloped acreage parcels.*

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? *This request is not inconsistent with any other City 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)? *Staff does not have any information from the applicant regarding traffic impacts. Staff has notified surrounding property owners regarding the zoning request, and the Planning and Zoning Commission conducted a public hearing on the matter.*

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. There were no members of the public in opposition to the amendment during the public hearing for this item at the Planning and Zoning Commission meeting.*

Recommendation

The Planning and Zoning Commission recommended approval of amending the Future Land Use Map from 'Estate' to 'Suburban Commercial' by a vote of 7 to 1, with Commissioner Harkin in

opposition. The 'Suburban Commercial' designation allows a range of commercial and retail uses near residential areas with a scale and intensity compatible with residential uses.