

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 for approximately 3.5 acres. The property is located along the south right-of-way of the West Elms Road extension, east of Carpet Lane, and north of Lots 1-8, Block 2, Stratford Addition 2nd Extension and Lot 8, Block 1, Stratford Addition 1st Extension, Killeen, Texas.

The applicant has submitted a concurrent request to rezone the subject properties from "R-1" (Single-Family Residential District) to "B-5" (Business District).

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

Plan Recommendation: The Comprehensive Plan 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. The characteristics of this designation include:

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? **The amendment affects approximately 3.5 acres of land; which is 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? **There has been significant change in transportation infrastructure in the area. The City has planned for the extension of West Elms Road, which is classified as a 90' minor arterial on the City's adopted Thoroughfare Plan, for many years. The City is now actively constructing West Elms Road. The extension of West Elms Road will provide a continuous arterial corridor and multiple roadway connectivity points. It also fundamentally changes the character of this area of the City by introducing higher volume vehicular/pedestrian traffic, increased corridor visibility and new commercial corners. The West Elms Road extension, in effect, will create a new growth area, and the need for more land in a 'General Commercial' designation.**

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 proposed amendment is compatible with 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)? **Yes, this information has been considered in the West Elms Road extension.**

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; staff received no stakeholder input during the Planning and Zoning Commission's public hearing.**

Recommendation

The Planning and Zoning Commission recommended approval of amending the Future Land Use Map from 'General Residential' to 'General Commercial' by a vote of 8 to 0. Chapter 4 of the Comprehensive Plan, *Mobility*, highlights that *"homes fronting directly onto busy streets are a concern...both for roadway capacity and safety reasons, as well as longer-term values and appeal of these properties for residential use."* Amending the FLUM will help promote neighborhood shopping and retail centers in this part of the City, while providing a commercial buffer between the existing Stratford Addition subdivision and West Elms Road. It also satisfies the planning need for commercial and retail development along this corridor.