

CITY COUNCIL MEMORANDUM

AGENDA ITEM

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

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 an 8.22 acres parcel from a 'General Commercial' designation to a 'Residential-Commercial Mix' designation. The property is located on the east right-of-way of Old FM 440 and is platted as Gentle Grove Addition, Phase III.

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 amendment of the FLUM to a 'Residential-Commercial Mix' designation will allow: (1) a mix of residential types and densities and (2) a variety of commercial and light industrial activities. This designation is considered a medium intensity category and will allow a combination of land uses and characteristics that more accurately reflect the current scope of residential uses and scale of non-residential uses in a corridor. Additionally, while this land use designation allows flexibility, an emphasis on compatibility is still required when considering the appropriateness of certain residential housing types and non-residential uses against existing development.

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 *Staff is aware of the following factors that would render the current map inappropriate or out-of-date:*

Currently the prevailing land use along Old FM 440 (between W. Jasper Road and Circle M Drive) is residential. The residential uses are a mixture of single-family, duplex and multi-family residential.

The observed commercial uses within this corridor include Star Mart, Oma's Garten Pflanzen, Immanuel Lutheran Cemetery, Plaza KBS, Rockey's Moving and Storage, Mickey's convenience store/gas station, Chisholm Family Funeral Home and Florist, and Wells Laundry.

The proximity and amount of existing commercial and retail businesses along S. Fort Hood Street in relation to the subject site is more than sufficient for this area.

The Comprehensive Plan should promote development flexibility and the 'Residential-Commercial Mix' will allow a reasonable mix of commercial and residential uses that are compatible with existing development in this corridor.

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 anticipate any negative impacts as a result of moving ahead with a decision to amend the FLUM.*

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 City Council'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 recommended approval of amending the FLUM from 'General Commercial' to 'Residential-Commercial Mix' for this area with a vote of 8 to 0. The amendment to 'Residential-Commercial Mix' is entirely compatible with the existing development observed in the immediate area.