

CITY COUNCIL MEMORANDUM

AGENDA ITEM

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

ORIGINATING DEPARTMENT

PLANNING & DEVELOPMENT SERVICES

Nature of the Request

The applicant is requesting to amend the Comprehensive Plan's Future Land Use Map (FLUM) to change 'Rural' and 'General Residential' designated areas to a 'General Commercial' designated area for approximately 8.288 acres, being part of the Robert Cunningham Survey, Abstract No. 199. The property is located on the east right-of-way of South W.S. Young Drive, approximately 300' south of E. Stan Schlueter Loop (FM 3470) and north of Rio Grande Court, 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) and "B-1" (Professional Business District).

Land Use Plan: The property is designated as 'General Residential' and 'Rural' 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 uses; parks and public spaces. The characteristics of this designation include:

Predominantly "R-1" zoning district is 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.

Plan Recommendation: The Comprehensive Plan calls for residential homesteads; agricultural uses and agriculture-focused commercial retail; natural and protected floodplain areas; wide open landscapes, with no sense of enclosure, and views to the horizon unbroken by buildings.

The characteristics of this designation include: very high open space ratios and very low building coverage; very low-density development, providing privacy and detachment from other

dwellings in the area; much greater reliance on natural drainage systems, except where altered significantly by agricultural operations.

If approved, the property will be designated as 'General Commercial' which contemplates the following community character: 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. Aerial Map (FLUM)

See Attachment

Figure 2. 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 8.288 acres, and should be considered a small scale amendment.*

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 'Rural' land use designation is shown on the map due to the existence of a Special Flood Hazard Area (SFHA) on the property. The areas to the north of the site are currently designated for 'General Commercial' use; this action simply allows for additional commercial opportunities near the highly visible corner of Stan Schlueter Loop (FM 3470) and South W. S. Young Drive.*

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? *The proposed map change is not inconsistent with other City planning efforts (Water and Wastewater Master Plan, Thoroughfare Plan, Parks Master Plan).*

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 and roadway level of service for this area.*

Stakeholder Input: What points, concerns, and insights have been raised by area residents, property owners, business owners, or others? *Mr. Andrew Owens, the owner of 2406 Rio Grande Court spoke in opposition to the FLUM amendment request.*

Recommendation

The Planning and Zoning Commission recommended approval of amending the Future Land Use Map from 'General Residential' and 'Rural' to 'General Commercial' by a vote of 8 to 0. The Comprehensive Plan forms a framework where decision-makers have the flexibility to encourage land use balance and enhance economic development success. An amendment to the FLUM for this property will be consistent with the projected commercial growth anticipated for this area and will encourage supporting commercial retail uses necessary for the residents.