

CITY COUNCIL MEMORANDUM

AGENDA ITEM

COMPREHENSIVE PLAN FUTURE LAND USE MAP (FLUM) AMENDMENT: 'SUBURBAN RESIDENTIAL' AND 'GENERAL COMMERCIAL' TO 'MULTI-FAMILY RESIDENTIAL'

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 'Suburban Residential' and 'General Commercial' designated areas to a 'Multi-Family Residential' designated area. The 8.5 acres property is located between O.W. Curry Drive and Cunningham Road, south of E. Central Texas Expressway, Killeen, Texas. The applicant has submitted a concurrent request to rezone the subject property from "R-1" (Single-Family Residential District), "R-3" (Multifamily Residential District) and "B-5" (Business District) to "R-3A" (Multifamily Apartment Residential District).

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

The 'Suburban Residential' character encourages detached residential dwellings, planned developments to provide for other housing types (e.g., townhouse, patio) in a suburban character setting, public/institutional, parks, and public spaces. The characteristics of this designation include:

- Larger baseline minimum lot sizes to allow for larger front yards, building setbacks, and side yard separation
- Less noticeable accommodation of vehicles
- Encourages smaller lot sizes in exchange for greater open space set asides
- Encourages conservation design or cluster development

The characteristics of the 'General Commercial' designation include:

- A wide range of commercial, retail, and service uses, at varying scales and intensities depending on the site.

If approved, the proposed revision to the property would result in a 'Multi-Family Residential' designation on the Future Land Use Map (FLUM) of the Comprehensive Plan. This designation calls for multi-unit attached residential in concentrated developments (5 or more units per building), whether for rent (apartments) or ownership (condominiums).

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 is for an area of 8.5 acres 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? *The construction of Cunningham Road has attracted interest in the development of the acreage around this right-of-way. There are existing multi-family developments in this area and it seems logical to facilitate more of the same. This designation type provides a transition between the observed commercial development along E. Central Texas Expressway ('General Commercial') and the single-family residential neighborhoods ('General Residential') to the south.*
- **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? *Other than the Thoroughfare Plan, there are no other plans affecting this property. The proposed FLUM amendment is not incompatible with other 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 received any stakeholder input during the Planning and Zoning Commission meeting.*

Recommendation

The Planning and Zoning Commission recommended approval of the amendment to the Future Land Use Map from 'Suburban Residential' and 'General Commercial' to 'Multi-Family Residential' by a vote of 7 to 0. This designation is consistent with the existing, abutting multi-family residential designation and is a softer transition than the illustrated 'General Commercial' designated area immediately north of the Copper Mountain neighborhood.