

## CITY COUNCIL MEMORANDUM

### AGENDA ITEM

### COMPREHENSIVE PLAN FUTURE LAND USE MAP (FLUM) AMENDMENT: 'RURAL' AND 'SUBURBAN COMMERCIAL' TO 'GENERAL RESIDENTIAL' AND '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) and "B-3" (Local Business District) to "R-1" (Single-Family District) for approximately 147.769 acres, "R-2" (Two-Family Residential District) for approximately 9.815 acres and "B-5" (Business District) for approximately 3.439 acres. 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 'Rural' and 'Suburban Commercial' to 'General Residential' and 'General Commercial' for approximately 161.022 acres, being part of the James Cook Survey, Abstract No. 161. The property is located west of the intersection of W. Stan Schlueter Loop (FM 3470) and Clear Creek Road (S.H. 201), south of Old Copperas Cove Road, Killeen, Texas.

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

#### **The 'Rural' designation encourages the following land uses and has the following characteristics:**

- 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.
- 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.

#### **The 'Suburban Commercial' character primarily allows reduced site coverage relative to most commercial development.**

- Especially at key community entries and along high-profile corridors, may also involve other criteria to yield less intensive and more attractive development outcomes relative to auto-oriented areas, including higher standards for landscaping (along street frontages and within parking areas), signs, and building design.

- May exclude some auto-oriented uses that, by their very nature, cannot achieve a Suburban character.
- Near residential properties and areas, the permitted scale and intensity of non-residential uses should be limited to ensure compatibility (including adequate buffering/screening, criteria for placement and orientation of buildings and parking areas, height limits, and residential-in-appearance architectural standards).
- More opportunity for natural and/or swale drainage (and storm water retention/ absorption) versus concentrated storm water runoff and conveyance in auto-oriented areas.

**If approved the 'General Residential' designation encourages the following land uses and has the following characteristics:**

- 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.
- 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 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 161.022 acres, and should be considered a large 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 surrounding area has developed with a mixture of commercial and high density residential development.*
- **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? *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.*

### **Recommendation**

The Planning and Zoning Commission recommended approval of amending the Future Land Use Map from 'Rural' and 'Suburban Commercial' to 'General Residential' and 'General Commercial' by a vote of 3 to 2, with Commissioner Harkin and Commissioner Johnson in opposition.