

CITY COUNCIL MEMORANDUM

AGENDA ITEM

COMPREHENSIVE PLAN FUTURE LAND USE MAP (FLUM) AMENDMENT: 'SUBURBAN RESIDENTIAL' TO 'GENERAL RESIDENTIAL'

ORIGINATING DEPARTMENT

PLANNING & DEVELOPMENT SERVICES

Nature of the Request

This consideration is to amend the Comprehensive Plan's Future Land Use Map (FLUM) to change a 'Suburban Residential' to a 'General Residential' designated area for 52.54 acres located along the north right-of-way of Stagecoach Road, approximately 420 feet west of Rein Drive, Killeen, Texas. Consideration of an amendment to the FLUM is necessary because of the applicant's request to rezone 52.54 acres from "A-R1" (Agricultural Single-Family Residential District) to "R-1" (Single-Family Residential District).

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

Plan Recommendation: 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 uses, 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

If approved, the 'General Residential' character encourages and allows the following:

- 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.

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 would affect approximately 52.54 acres, and should be considered large 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? *This amendment request is being spurred by a zoning request. The property owner intends to develop the property for single family residential use and then sell lots to homebuilders and other associated parties. Staff is unaware of any specific market conditions that require the need to remove this property from its current 'Suburban Residential' 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 request is not inconsistent with any 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)? *Staff does not have any information from the applicant regarding traffic impacts. Staff has notified surrounding property owners regarding the zoning request, and the Planning and Zoning Commission gauged their concerns regarding an amendment to the Future Land Use Map during a June 15th public hearing on the matter.*

Stakeholder Input: What points, concerns, and insights have been raised by area residents, property owners, business owners, or others? *The following individuals spoke in opposition to the FLUM amendment: Renate Reams of 6705 Alvin Drive; Greg Garrett of 6607 Rein Drive; Fidel Cabrera of 6603 Rein Drive; Kelly and Jason Sheets of 400 Atlas Avenue and Glenn Bauer of 6605 Rein Drive. The concerns voiced were: an increase in residential density, a lack of open space, "not sticking" to the Plan, too much residential development, lack of police officers to patrol, more homes placing a greater strain on schools and an increase in crime rate.*

Recommendation

The Planning and Zoning Commission recommended disapproval of amending the Future Land Use Map from 'Suburban Residential' to 'General Residential' by a vote of 5 to 3.