

## CITY COUNCIL MEMORANDUM

### AGENDA ITEM

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

### ORIGINATING DEPARTMENT

### PLANNING & DEVELOPMENT SERVICES

#### Nature of the Request

The applicants, Stanley Secrest and Faurie Investments, L. L. C., are requesting to amend the Comprehensive Plan's Future Land Use Map (FLUM) to change a 'Rural' designated area to a 'General Commercial' designated area for approximately .796 acre, being Lot 1, Block 1, Secrest Addition. The property is located at 12197 S. H. 195, Killeen, Texas.

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

**Plan Recommendation:** 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.

If approved, the 'General Commercial' designation encourages the following land uses and has the following characteristics:

- Wide range of commercial, retail and service uses, at varying scales and intensities depending on the site.
- Office (both large and/or multi-story buildings and small-scale office uses depending on the site).
- Public/institutional
- Parks and public spaces
- Auto-Oriented character, which can be offset by enhanced building design, landscaping, reduced site coverage, well-designed signage, etc.

#### **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 .796 acre, 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 was applied along both sides of the S. H. 195 at the time of the Comprehensive Plan's inception. As this southern corridor has continued to emerge, commercial uses have developed. This specific piece of property was zoned for commercial use (2008) prior to the development of the Comprehensive Plan and FLUM.*
- **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 consistent 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 the applicant's request for an amendment of the Future Land Use Map (FLUM) from 'Rural' to 'General Commercial' by a vote of 7 to 0.