

CITY COUNCIL MEMORANDUM

AGENDA ITEM

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

ORIGINATING DEPARTMENT

PLANNING & DEVELOPMENT SERVICES

Nature of the Request

Theresa Marie Hammond and Yeon Ok Lee submit this request to revise the Comprehensive Plan's Future Land Use Map (FLUM) to change a 'General Residential' designated area to a 'General Commercial' designated area for Lots 6 and 8, Block 4, Sunset Addition. The properties are locally known as 307 and 309 Carter Street, 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).

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

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; and 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 is limited to a few parcels; specifically, Lots 6 and 8, Block 4, Sunset Addition.*
- **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? *With the exception of 301 Carter Street, which is a corner lot, none of the residential properties along this block have been transitioned to commercial uses. The neighborhood has maintained its character as a residential community and the imposition of additional 'General Commercial' FLUM designations will result in a character much different than what is contemplated in the Comprehensive Plan. Staff's determination is this tract of land is not appropriate as a commercial 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? *There are no other City plans that materially affect this property. The proposed FLUM amendment is not incompatible with any 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; however it will allow zoning that will introduce commercial traffic flow into a residential 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; staff did not received any stakeholder input during the Planning and Zoning Commission meeting.*

Recommendation

The Planning and Zoning Commission recommended approval of 'Residential-Commercial Mix' (RC-MIX) for the subject property by a vote of 5 to 2, with Commissioners Harkin and McLaurin in opposition. The RC-MIX designation allows a mix of residential types and densities, as well as a variety of commercial and light industrial activities.