

**COMPREHENSIVE PLAN
FUTURE LAND USE AMENDMENT**

Case Coordinator: Michael McCauley

GENERAL PROJECT INFORMATION

SITE ZONING: PD-44 for the (HC) Heavy Commercial District.

	<u>SURROUNDING ZONING</u>	<u>SURROUNDING LAND USES</u>
NORTH	(SF-7/14) Single-Family Residential District	Single-Family Residential Subdivision
SOUTH	PD-44 for the (HC) Heavy Commercial District	President George Bush Turnpike (PGBT)
EAST	PD-44 for the (HC) Heavy Commercial District	PGBT and Kelly Boulevard
WEST	PD-44 for the (HC) Heavy Commercial District	Burlington Northern Santa Fe Railroad
REQUEST:	Request an amendment to the Comprehensive Plan’s Future Land Use Map (FLUM) changing the land use designation from “Low Intensity Office” to “Single-Family Residential”.	
PROPOSED USE:	Single-family residential subdivision	
ACRES/LOTS:	Approximately 8.36 acres / 1 tract (61 residential lots proposed)	
LOCATION:	2415 E. Trinity Mills Road (Northwest corner of PGBT and Kelly Boulevard)	
HISTORY:	PD-44 was adopted in 1975 and amended in 1978 for this tract. The property is a remnant tract created when the President George Bush Turnpike (PGBT) right of way and toll road was constructed separating it from a larger tract to the south.	
COMPREHENSIVE PLAN:	Proposed “Single-Family Residential” land use designation	
TRANSPORTATION PLAN:	President George Bush Turnpike (PGBT) is designated as an Arterial – Controlled Access Highway.	
OWNER:	Harlan Properties, Inc.	
REPRESENTED BY:	Tom Dayton / Johnson Volk Consulting, Inc.	

STAFF ANALYSIS

PROPOSAL

The applicant requests approval to amend the Comprehensive Plan's Future Land Use Map (FLUM) to change the land use designation from "Low Intensity Office" to "Single-Family Residential". A companion rezoning request, Case No. 2026-079 Kelly Cove – rezoning, proposes an amendment to PD-44 to allow single-family residential.

ELEMENTS TO CONSIDER

1. The property is a remnant tract that was cut off when the President George Bush Turnpike (PGBT) was constructed. The subject property is challenging to develop due to its shallow north to south depth along westbound Trinity Mills Road.
2. The FLUM should be amended when proposed development requires a zoning change that conflicts with the current land use map, or when community-wide conditions change.
3. City Council must approve the Future Land Use Map amendment for the companion single-family rezoning request to align with the Comprehensive Plan. The proposed land use designation would also be consistent with the adjoining Morningside single family subdivision to the north.
4. A public comment card was received and one person spoke at the Planning and Zoning Commission meeting.

CONCLUSION

The requested FLUM amendment aligns with the adjacent single-family land use and the pending zoning request for this uniquely shaped property. Staff believes the change in land use designation should not adversely impact surrounding properties.