



CASE #FLUM23-04:
'RESIDENTIAL MIX' TO
'REGIONAL COMMERCIAL'

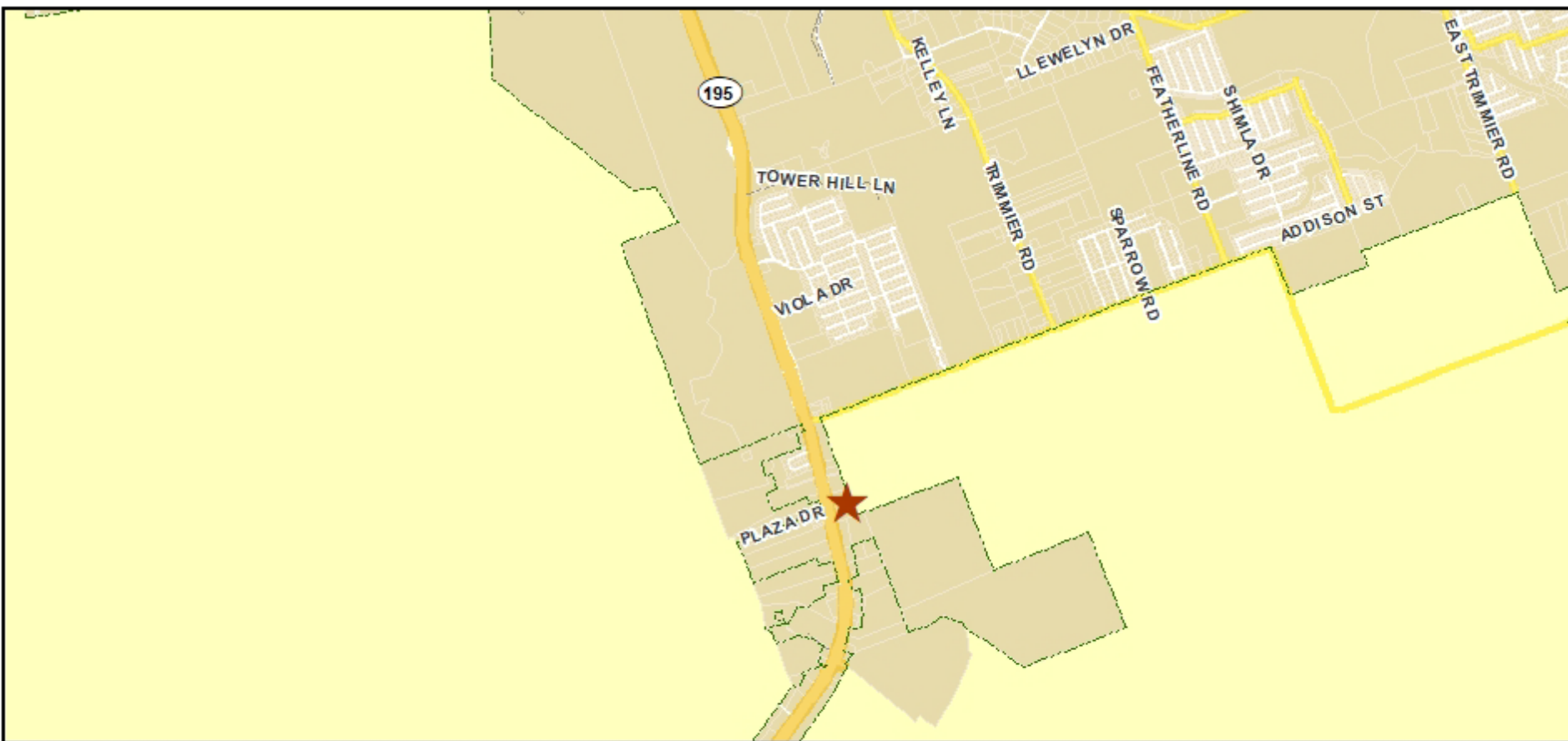
PH-23-054

October 17, 2023

Case #FLUM23-04: 'RM' to 'RC'

2

- ❑ **HOLD** a public hearing Consider a request submitted by Shah Motors, LLC on behalf of Eugene Mayo (**FLUM#23-04**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Residential Mix' designation to a 'Regional Commercial' designation, being approximately 4.63 acres out of the R. A. McGee Survey, Abstract No. 561.
- ❑ The subject property is generally located on the east side of South Fort Hood Street, approximately 2,000 ft. south of the intersection of Chaparral Road, Killeen, Texas.



LOCATION MAP

Case: FLUM AMENDMENT 2023-04

Council District: 3

FROM RM TO RC

Subject Property Legal Description: A0561BC R A MCGEE, ACRES 4.63



FLUM LOCATION

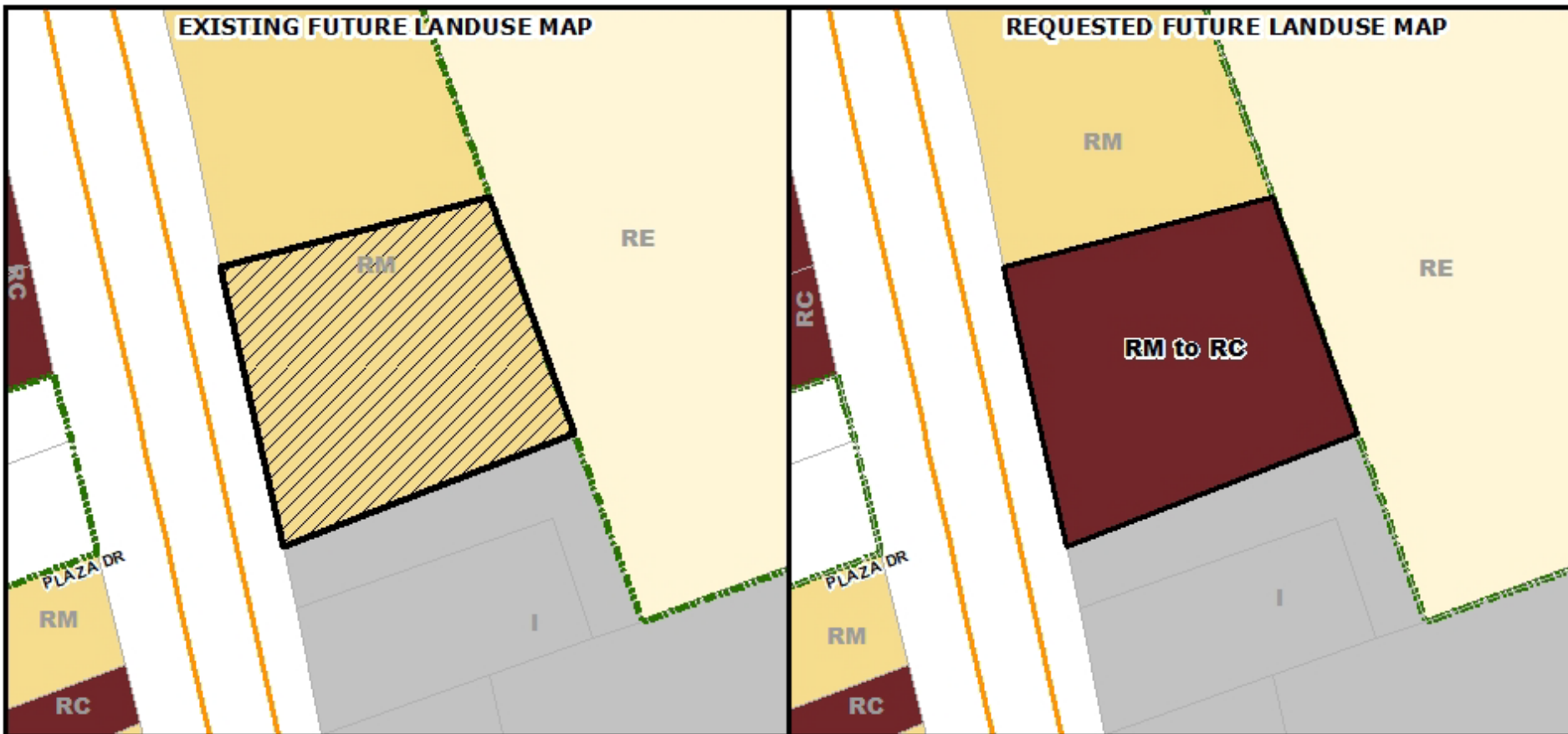
1 inch = 4,187 feet

Date: 8/25/2023



EXISTING FUTURE LANDUSE MAP

REQUESTED FUTURE LANDUSE MAP



FUTURE LAND USE MAP

Case: FLUM AMENDMENT 2023-04

Council District: 3

FROM RM TO RC

Subject Property Legal Description: A0561BC R A MCGEE, ACRES 4.63



1 inch = 250 feet

Date: 8/25/2023



Case #FLUM23-04: 'RM' to 'RC'

5

- The subject property is currently designated '**Residential Mix**' on the Future Land Use Map (FLUM) of the Killeen 2040 Comprehensive Plan. The 'Residential Mix' place type allows for a flexible mix of residential building typologies and is intended to create neighborhoods with a walkable street grid network. The 'Residential Mix' place type allows most residential development types, as well as small and neighborhood scale commercial building typologies.

Case #FLUM23-04: 'RM' to 'RC'

6

- If approved, the requested '**Regional Commercial**' place type is intended for auto-oriented areas near high-traffic intersections. The 'Regional Commercial' place type allows for regional businesses such as restaurants, retail, gas stations, and offices. According to the Killeen 2040 Comprehensive Plan, developments within the 'Regional Commercial' place type often do not pencil out fiscally for cities.

Case #FLUM23-04: 'RM' to 'RC'

7

- If approved, the applicant's intent is to rezone the property from "A" (Agricultural) to "B-4" (Business District) and open an automotive dealership specializing in preowned cars.
- Approval of this request is needed prior to submittal of a request to rezone the property to "B-4" (Business District).

Case #FLUM23-04: 'RM' to 'RC'

8



Case #FLUM23-04: 'RM' to 'RC'

9

The subject property is not within a FEMA regulatory Special Flood Hazard Area (SFHA). However, there is a Riverine Habitat (R4SBC) identified on the National Wetlands inventory on the adjacent property to the north.



Case #FLUM23-04: 'RM' to 'RC'

10

- ❑ There is no City water, wastewater, or drainage utility service available to the subject property.
- ❑ The property is located within the West Bell County Water Supply Corporation CCN.
- ❑ There is no sewer service available to the subject tract. If the property is developed, it will require an on-site sewage facility (septic system).

Case #FLUM23-04: 'RM' to 'RC'

11

View of the subject property looking east:



Case #FLUM23-04: 'RM' to 'RC'

12

View of the surrounding property to the west:



Case #FLUM23-04: 'RM' to 'RC'

13

View of the surrounding property to the south:



Case #FLUM23-04: 'RM' to 'RC'

14

View of the surrounding property to the north:



Case #FLUM23-04: 'RM' to 'RC'

15

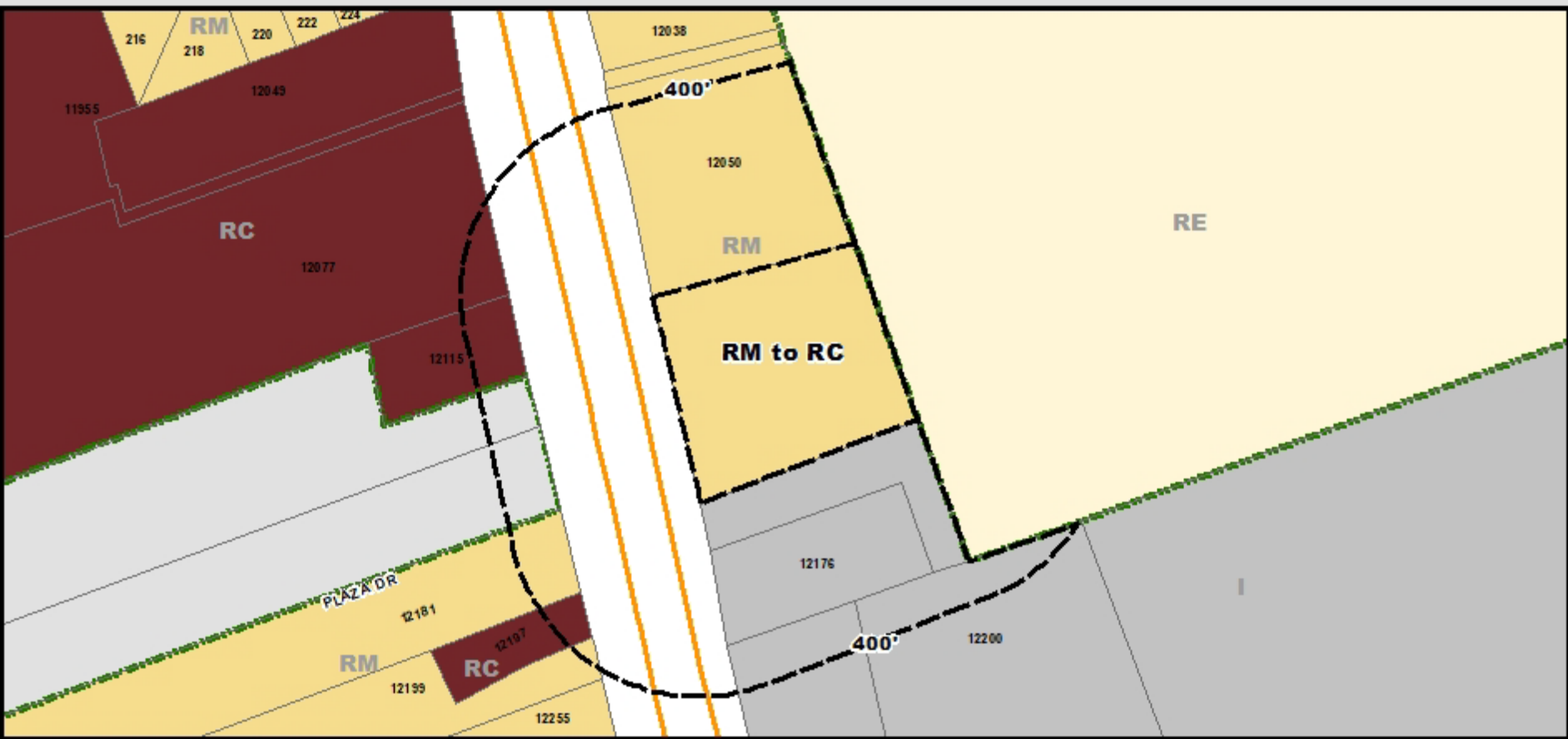
View of the subdivision to the east:



Public Notification

16

- Staff notified ten (10) surrounding property owners regarding this request.
- Of those notified, two (2) property owners reside outside of Killeen.



NOTIFICATION MAP

Case: FLUM AMENDMENT 2023-04

Council District: 3

FROM RM TO RC

Subject Property Legal Description: A0561BC R A MCGEE, ACRES 4.63

Legend

Kileen City Limits	Principal Arterial, Existing	Regional Commercial	Rural Estate
Bell County Area	Industrial	Residential Mix	

Date: 8/25/2023

Comprehensive Plan Analysis

18

- The subject property is located within the 'Controlled Growth' area on the Growth Sector Map. This sector includes areas that have access to City infrastructure in close proximity.
- Development proposed in the 'Controlled Growth' sector should be evaluated for adherence to the Big Ideas and recommendations of the plan, particularly those related improving the fiscal health and sustainability of Killeen.

Comprehensive Plan Analysis

19

- **Big Idea #1** states: Resource stewardship and fiscally responsible growth ensure a more prosperous community for the long haul.
- Accordingly, new growth and development should be undertaken only if it benefits current residents and businesses and strengthens the community's vibrancy and relevance over time.

Staff Findings

- Staff finds that the requested FLUM amendment does not adhere to the principles and policies set forth in the Killeen 2040 Comprehensive Plan.
- Also, Killeen Code of Ordinances Sec. 31-39(j) outlines seven (7) factors that must be considered in evaluating a FLUM amendment request. Staff is of the determination that this request does not adhere to those criteria.

Staff Findings

21

- The requested 'Regional Commercial' place type is not consistent with the existing single-family development to the east of the subject property.
- The existing infrastructure available to the subject property is not sufficient to support this type of development.
- Staff is of the determination that the proposed land use will not enhance the vibrancy of Killeen or further the City's goal of closing the resource gap and ensuring that new development pays for itself.

Alternatives

22

- ❑ The City Council has two (2) alternatives:
 - ▣ Disapprove the applicant's FLUM amendment request; or
 - ▣ Approve the applicant's FLUM amendment request as presented.

Staff Recommendation

23

- Staff recommends disapproval of the applicant's request to amend the FLUM designation from 'Residential Mix' to 'Regional Commercial'.

Commission Recommendation

24

- At their regular meeting on September 18, 2023, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.