



CASE #FLUM 20-06:
'ESTATE' (E) TO 'GENERAL RESIDENTIAL' (GR)

PH-21-003

January 5, 2021

CASE #FLUM 20-06: 'Estate' (E) to 'General Residential' (GR)

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- ❑ **HOLD** a public hearing and consider a request submitted by Garrett Nordyke on behalf of Bernard Klimaszewski (**Case #FLUM20-06**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from an 'Estate' (E) designation to a 'General Residential' (GR) designation for Lots 71-74, Llewelyn Estates #3.
- ❑ The property is addressed as 5011 Cunningham Road, Killeen, Texas.

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- ❑ This request is to amend approximately 22.505 acres on the Future Land Use Map (FLUM) from 'Estate' (E) to 'General Residential' (GR).
- ❑ The applicant has submitted a concurrent rezoning request for "R-1" (Single-Family Residential).
- ❑ If approved, the applicant intends to develop the property into single-family residential lots.
- ❑ The property is not within a FEMA flood hazard area.



FLUM LOCATION MAP

Case: FLUM AMENDMENT 2020-06

Council District: 3

ESTATE TO GENERAL RESIDENTIAL

Subject Property Legal Description: A0199BC R CUNNINGHAM, LTS 71 & 72 LLEWELYN EST #3, ACRES 11.053

A0199BC R CUNNINGHAM, LTS 73 & 74 LLEWELYN EST #3, ACRES 11.452

FUTURE LANDUSE LOCATION MAP



FLUM LOCATION



1 inch = 4,167 feet



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- The current 'Estate' (E) designation encourages the following development types:
 - Detached residential dwellings;
 - Public/institutional; and
 - Parks and public spaces.

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- ❑ If approved, the 'General Residential' (GR) designation encourages the following development types:
 - ❑ Detached residential dwellings as a primary focus;
 - ❑ 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.

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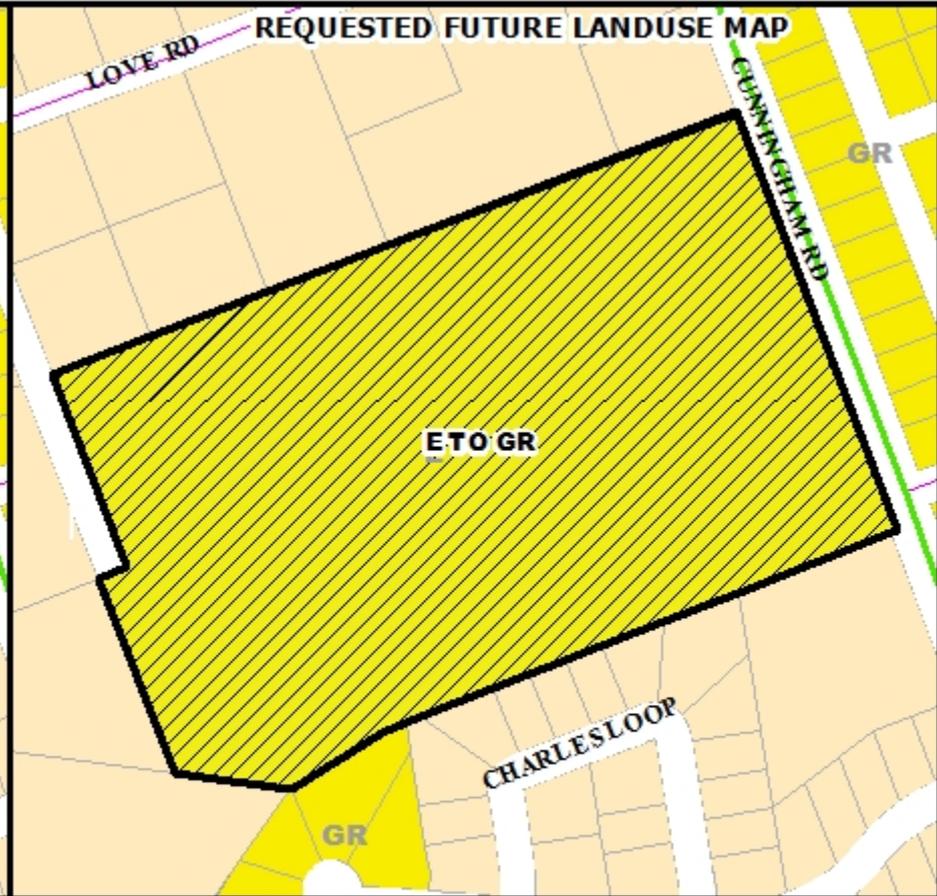
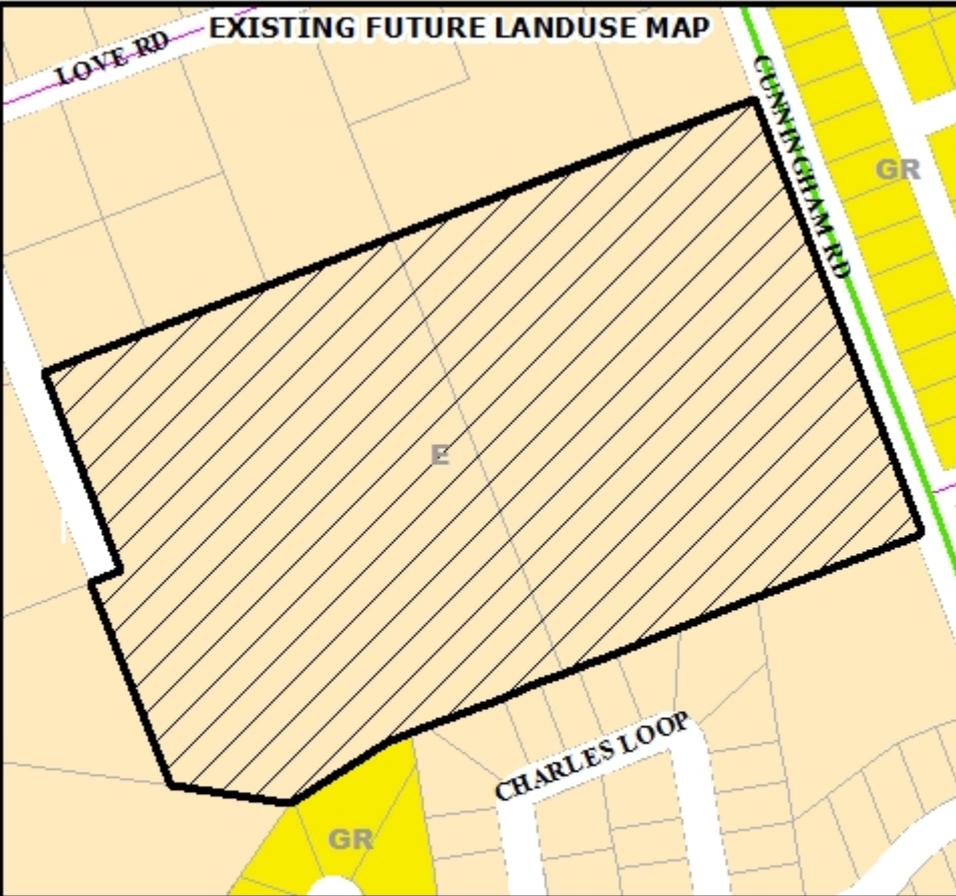
- The subject property is currently undeveloped. The surrounding adjoining properties are predominately estate style lots with agricultural use, vacant undeveloped lots, and single-family residential lots.

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- Adjacent land uses are as follows:
 - To the east, on the opposite side of Cunningham Road, is the Oak Valley subdivision, which consists of single-family homes zoned “R-1” (Single-Family Residential).
 - To the north are existing single-family homes on large lots, which are zoned “R-1” (Single-Family Residential) and “A” (Agricultural).
 - To the west are single-family homes on large lots, which are zoned “A” (Agricultural).
 - To the south is a single-family residential subdivision called Gilbert Estates, which is zoned “R-1”.

Alternatives

- The City Council has three (3) alternatives. The Council may:
 - ▣ Disapprove the FLUM amendment request;
 - ▣ Approve a different FLUM designation; or
 - ▣ Approve the applicant's FLUM amendment request.



FLUM Notification Plan

Case: FLUM AMENDMENT 2020-06

Council District: 3

ESTATE TO GENERAL RESIDENTIAL

1 inch = 320 feet

Subject Property Legal Description: A0199BC R CUNNINGHAM, LTS 71 & 72 LLEWELYN EST #3, ACRES 11.053

A0199BC R CUNNINGHAM, LTS 73 & 74 LLEWELYN EST #3, ACRES 11.452

Legend



Killeen City Limits



Bell County Area

Collector, Existing

Minor Arterial, Existing

Existing Future Land Use Legend

General Residential (GR)

Estate (E)



Date: 10/8/2020

Staff Recommendation

- Staff recommends approval of the applicant's request to amend the Future Land Use Map from 'Estate' (E) to 'General Residential' (GR).
- Staff finds that the property's location on Cunningham Road makes it suitable for infill development.
- Staff also finds that there is ample developed and undeveloped land in this area reserved for 'Estate' (E) on the Future Land Use Map (FLUM).

Planning & Zoning Commission Recommendation

- The Planning and Zoning Commission recommended approval of the request by a vote of 4 to 3, with Commissioners Gukeisen, Hodges and Ploeckelmann in opposition to the request.