



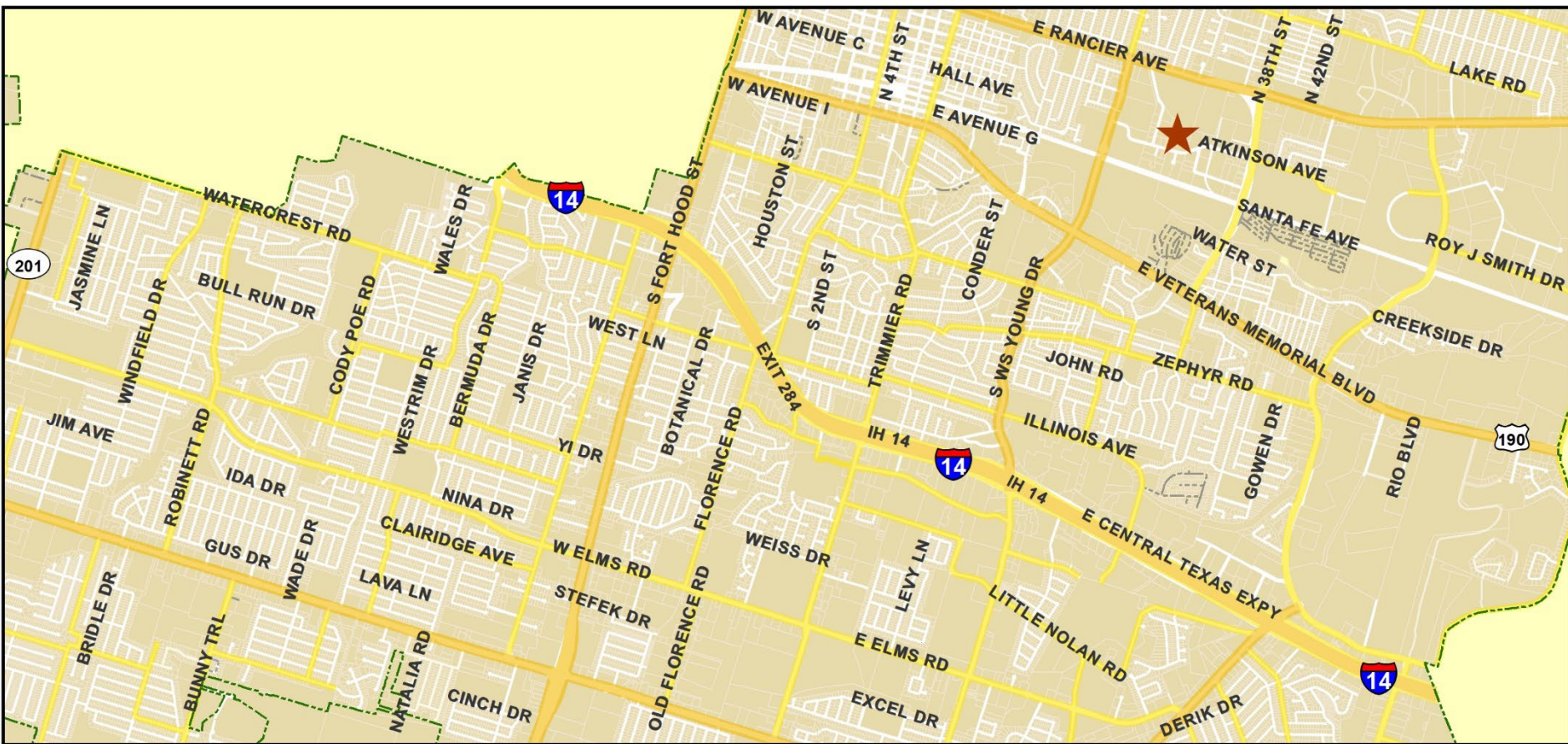
CASE #FLUM22-24: 'RC' TO 'C'

PH-22-083

November 1, 2022

## Case #FLUM22-24 – ‘RC’ to ‘C’

- ❑ **HOLD** a public hearing and consider a City initiated request (**FLUM# 22-24**) to amend the Comprehensive Plan’s Future Land Use Map (FLUM) from a ‘Regional Commercial’ (RC) designation to a ‘Campus’ (C) designation, being approximately 5.2449 acres, being Lots 5 and 6, Block 2, of the Julius Alexander Industrial Subdivision.
- ❑ The properties are locally addressed as 2607 and 2703 Atkinson Avenue, Killeen, Texas.



## LOCATION MAP

### Case: FLUM AMENDMENT 2022-24

Council District: 1

FROM RC TO C

Subject Property Legal Description: 5.2449 ACRES OUT OF JULIUS ALEXANDER INDUSTRIAL SUBDIVISION, BLOCK 002, LOTS 5 AND 6



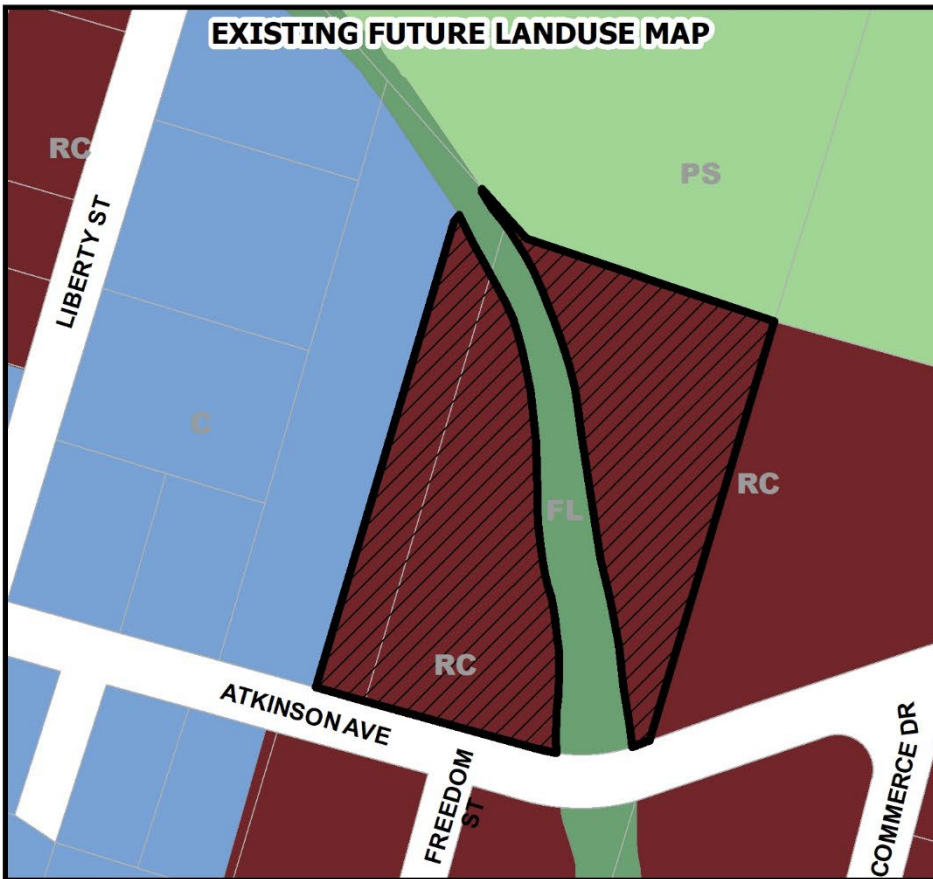
**FLUM LOCATION**

1 inch = 4,167 feet

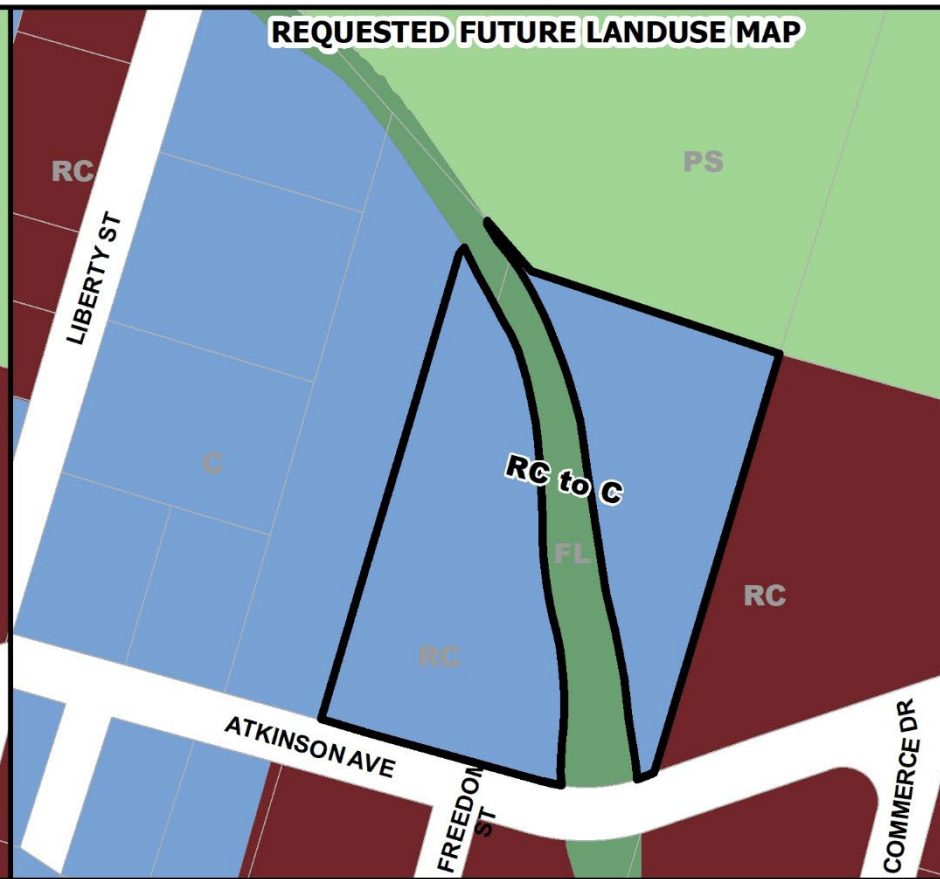
Date: 9/22/2022



**EXISTING FUTURE LANDUSE MAP**



**REQUESTED FUTURE LANDUSE MAP**



**FUTURE LAND USE MAP**






**Case: FLUM AMENDMENT 2022-24**

Council District: 1

FROM RC TO C

Subject Property Legal Description: 5.2449 ACRES OUT OF JULIUS ALEXANDER INDUSTRIAL SUBDIVISION, BLOCK 002, LOTS 5 AND 6

**Future Land Use Legend**

-  FLUM Case Location
-  Campus
-  Floodplain
-  Public Space
-  Regional Commercial

1 inch = 250 feet

Date: 9/21/2022



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- If approved, the property is intended to be developed as the Homeless to Housed Project, in partnership with Habitat for Humanity.
- The proposed use will provide transitional housing for individuals and families currently experiencing homelessness, as well as supportive assistance to successfully transition from homelessness to permanent housing.

# Comprehensive Plan Analysis

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- If approved, the '**Campus**' place type on the Future Land Use Map (FLUM) of the 2022 Comprehensive Plan
  - ▣ Includes institutional, religious, and education uses and is characterized by the amenities and offerings associated with these types of development which can serve as regional destinations.

# Comprehensive Plan Analysis

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- If approved, the '**Campus**' place type on the Future Land Use Map (FLUM) of the 2022 Comprehensive Plan
  - ▣ While these areas are typically utilized for religious, office, or educational uses, residential uses may be intermingled to serve the needs of those utilizing those aforementioned uses.
  - ▣ This place type encourages regional commercial development and residential uses such as apartments.

# Comprehensive Plan Analysis

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- Staff finds the request consistent with the factors outlined in Killeen Code of Ordinances Sec. 31-39(j) for considering whether to approve a request to amend the city's Future Land Use Map (FLUM).
- The request supports or furthers the implementation of the following Comprehensive Plan recommendations:
  - ▣ **NH7** – Focus on delivering housing for those in need
  - ▣ **DT2** – improve safety and wayfinding in Downtown

\*Downtown (DT) and Neighborhoods (NH)

# Comprehensive Plan Analysis

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- In accordance with Killeen Code of Ordinances Sec. 31-39(j), the following factors shall be considered when considering whether to approve a request to amend the city's Future Land Use Map (FLUM):

# Comprehensive Plan Analysis

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- 1) Is the proposed amendment consistent with the principles and policies set forth in the comprehensive plan?
  - ▣ The request is consistent with the following recommendations of the 2022 Comprehensive Plan:
    - NH7 – Focus on delivering housing for those in need
    - DT2 – improve safety and wayfinding in Downtown

\*Downtown (DT) and Neighborhoods (NH)

# Comprehensive Plan Analysis

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- 2) Is the proposed amendment compatible with the character of the surrounding area?
  - ▣ Staff finds that this request is consistent with the Campus designation directly adjacent to west.

# Comprehensive Plan Analysis

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- 3) What is the impact of the proposed amendment on infrastructure provision including water, wastewater, drainage, and the transportation network?
  - ▣ There are existing water, wastewater and drainage utility service available to the subject property and is located within the City's service area. Staff has determined that a Traffic Impact Analysis will not be required for this proposed use as determined by the estimated trips generated.

# Comprehensive Plan Analysis

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- 4) What is the impact of the proposed amendment on the city's ability to provide, fund, and maintain services?
  - ▣ Staff finds that there is no impact on the city's ability to provide, fund, and maintain services.

# Comprehensive Plan Analysis

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- 5) What is the impact of the proposed amendment on environmentally sensitive and natural areas?
  - ▣ The subject property is located within the FEMA Special Flood Hazard Area (SFHA), which is a riverine habitat, however, the proposed use will be designed so that the proposed development will stay out of the FEMA SFHA. Staff finds that there will be minimal impact to the environmentally sensitive and natural areas in proximity.

# Comprehensive Plan Analysis

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- 6) 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?

# Comprehensive Plan Analysis

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- ▣ There is a need to provide shelter and community services to those persons experiencing homelessness.
- ▣ As shown in the 2022 Comprehensive Plan's Strengths, Weaknesses, Opportunities, & Challenges analysis, there is a “magnitude of homeless population hinder[ing] downtown investment,” therefore, staff is of the determination that this amendment will aid in addressing this challenge.

# Comprehensive Plan Analysis

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- 7) Do city staff, the planning and zoning commission, and/or the city council have sufficient information to move ahead with a decision (e.g., utility capacity, potential traffic impacts, other public service implications, resident/stakeholder concerns and input)?

# Comprehensive Plan Analysis

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- ▣ Information regarding available utility service, traffic impact, etc. has been included in the staff report. Staff has not received any written responses regarding this request; however, staff received a phone call from a surrounding property owner to inquire about the request.

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View of the subject property looking east:



# Case #FLUM22-24 – ‘RC’ to ‘C’

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View of the surrounding property to the north:



# Public Notification

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- Staff notified twenty-two (22) surrounding property owners regarding this request.
- Of those notified, seven (7) property owners reside outside of Killeen.



# Alternatives

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

# Staff Recommendation

- Staff finds the request consistent with the policies and principles of the 2022 Comprehensive Plan as indicated in the Comprehensive Plan Analysis. In addition, the request directly aligns with the Comprehensive Plan recommendations NH7 and DT2.
- Staff recommends approval of the request to amend the FLUM designation from a 'Regional Commercial (RC) designation to 'Campus' (C) designation.

# Commission Recommendation

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- At their regular meeting on October 3, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 4 to 2 with Commissioners Gukeisen and Ploeckelmann in opposition.
- Vice Chair Gukeisen expressed concern that moving the homeless to a commercial area was the wrong thing to do. Commissioner Ploeckelmann stated that they need to have access to resources.