



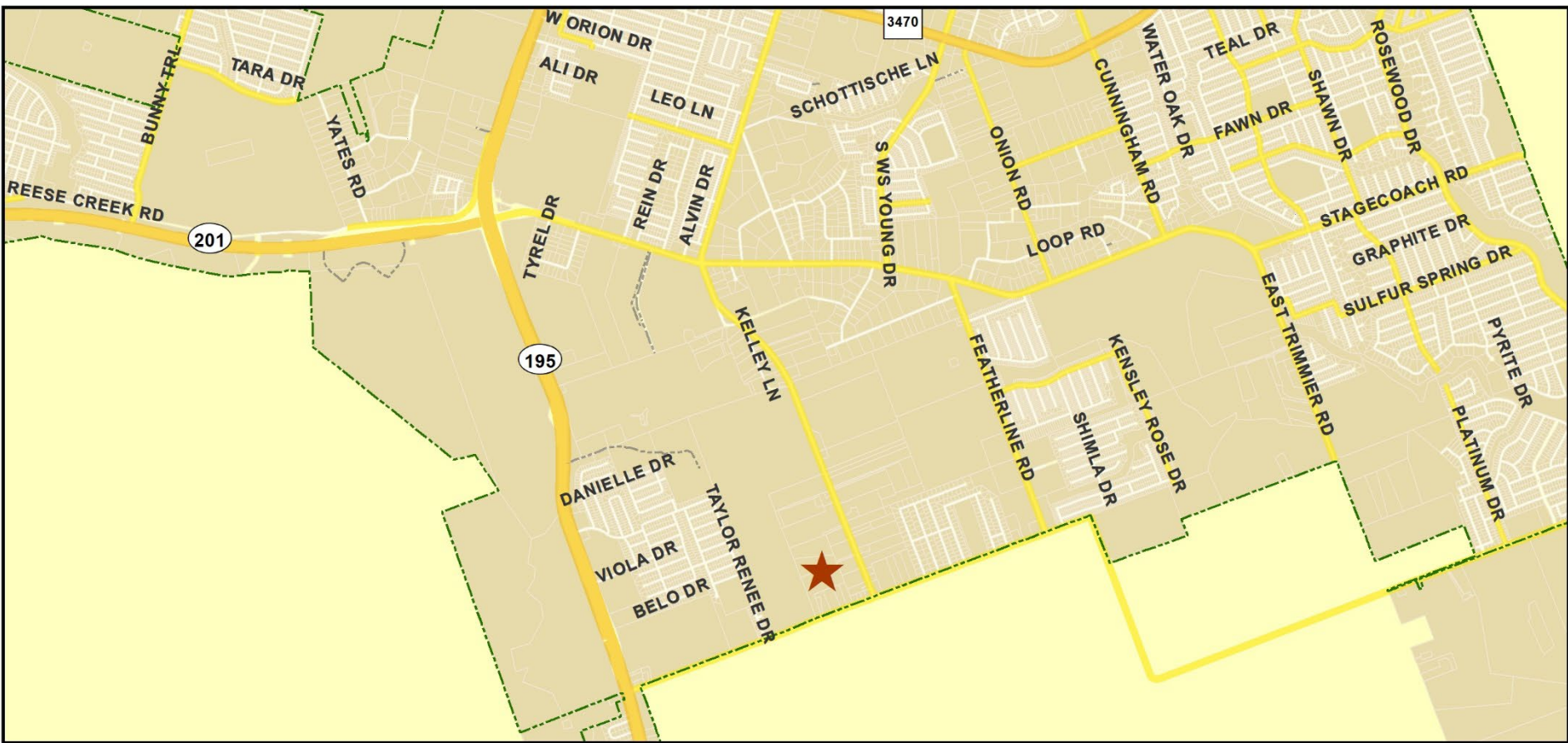
CASE #FLUM22-09: 'GR' TO 'SC'

PH-22-041

June 7, 2022

Case #FLUM 22-09 – ‘GR’ to ‘SC’

- ❑ **HOLD** a public hearing and an ordinance requested by Republic Engineering & Development Services on behalf of Michael & Rhonda Jung (**Case #FLUM 22-09**) to amend the Comprehensive Plan’s Future Land Use Map (FLUM) from a ‘General Residential’ (GR) designation to a ‘Suburban Commercial’ (SC) designation for approximately 20.75 acres out of the Cosper Creek Addition, Block One, part of Lots 3 and 7.
- ❑ The property is addressed as 3288 and 3288-A Chaparral Road, Killeen, Texas.



LOCATION MAP

Case: FLUM AMENDMENT 2022-09

Council District: 3

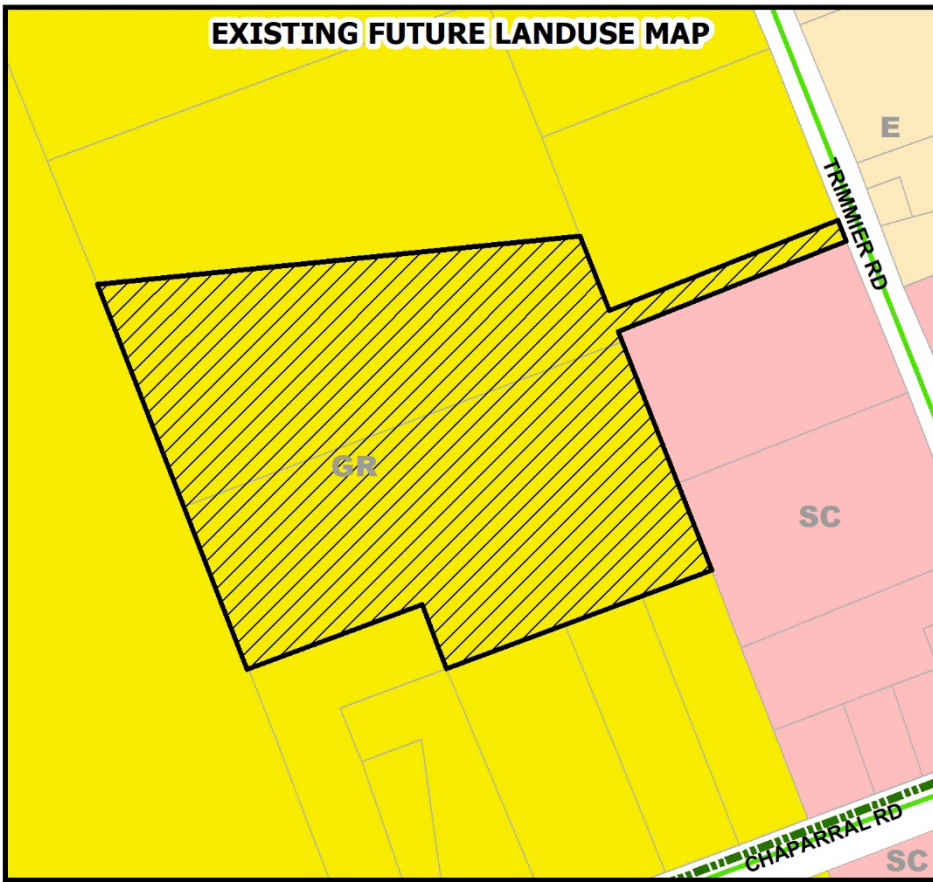
FROM GR TO SC

Subject Property Legal Description: COSPER CREEK ADDITION, BLOCK 001, LOT PT 3, 7, (N 50' OF 3 & N 532.01' OF 7), ACRES 10.0, AND PART OF COSPER CREEK ADDITION, BLOCK 001, LOT PT 7, (S PT OF 7), ACRES 14.205

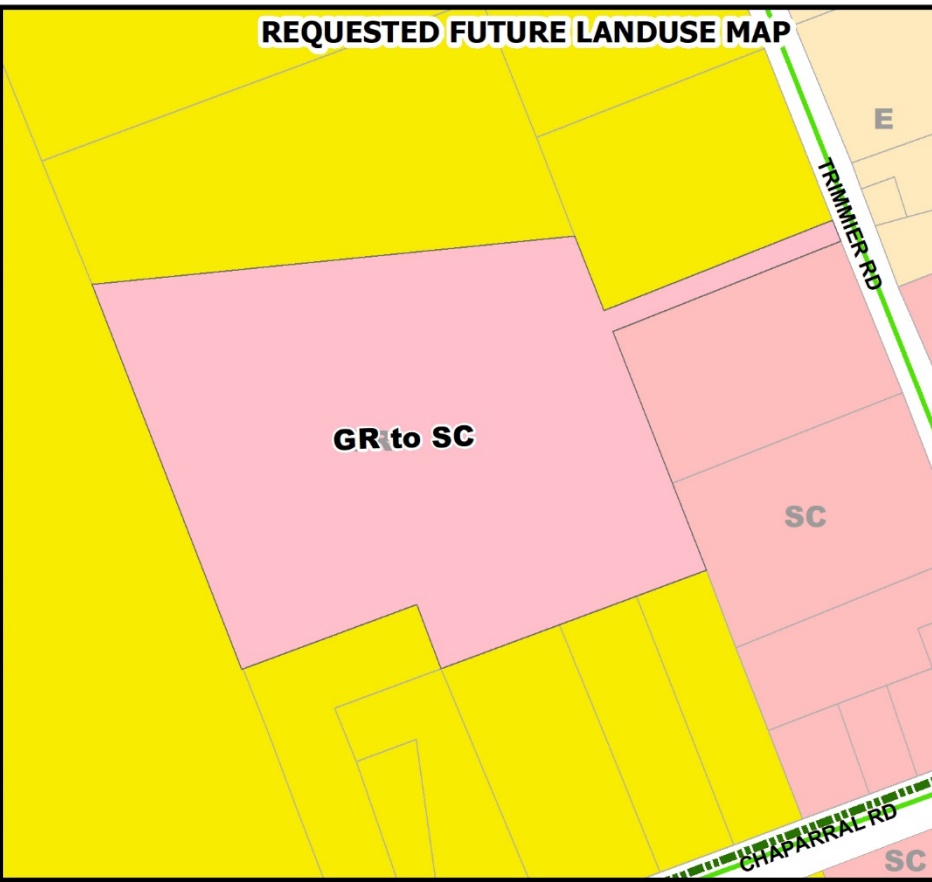


1 inch = 4,167 feet
Date: 3/21/2022

EXISTING FUTURE LANDUSE MAP



REQUESTED FUTURE LANDUSE MAP



FUTURE LAND USE MAP





Case: FLUM AMENDMENT 2022-09

Council District: 3

FROM GR TO SC

Subject Property Legal Description: COSPER CREEK ADDITION, BLOCK 001, LOT PT 3, 7, (N 50' OF 3 & N 532.01' OF 7), ACRES 10.0, AND PART OF COSPER CREEK ADDITION, BLOCK 001, LOT PT 7, (S PT OF 7), ACRES 14.205

Future Land Use Legend

-  FLUM Case Location
-  General Residential (GR)
-  Suburban Commercial (SC)
-  Estate (E)



1 inch = 417 feet

Date: 3/21/2022

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- If approved, the applicant intends to develop the property into covered storage for recreational vehicles.

Case #FLUM 22-09 – ‘GR’ to ‘SC’

- This property is designated as ‘General Residential’ (GR) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- 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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- If approved, the ‘Suburban Commercial’ (SC) designation encourages the following development types:
 - ▣ Range of commercial retail and service uses, at varying scales and intensities depending on the site;
 - ▣ Office (both large and/or multi-story buildings and small-scale office uses depending on the site);
 - ▣ Planned development to accommodate custom site designs or mixing of uses in a Suburban character setting;
 - ▣ Public/institutional; and
 - ▣ Parks and public spaces.

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- The property is crossed by the FEMA regulatory Special Flood Hazard Area (SFHA) for Rock Creek. The creek is classified as a Freshwater Emergent Wetland or Freshwater Forested/Shrub Wetland as identified on the National Wetlands Inventory.



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View of the subject property looking west:



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View of the surrounding property to the south:



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View of the surrounding property to the east (across Trimmier Rd):



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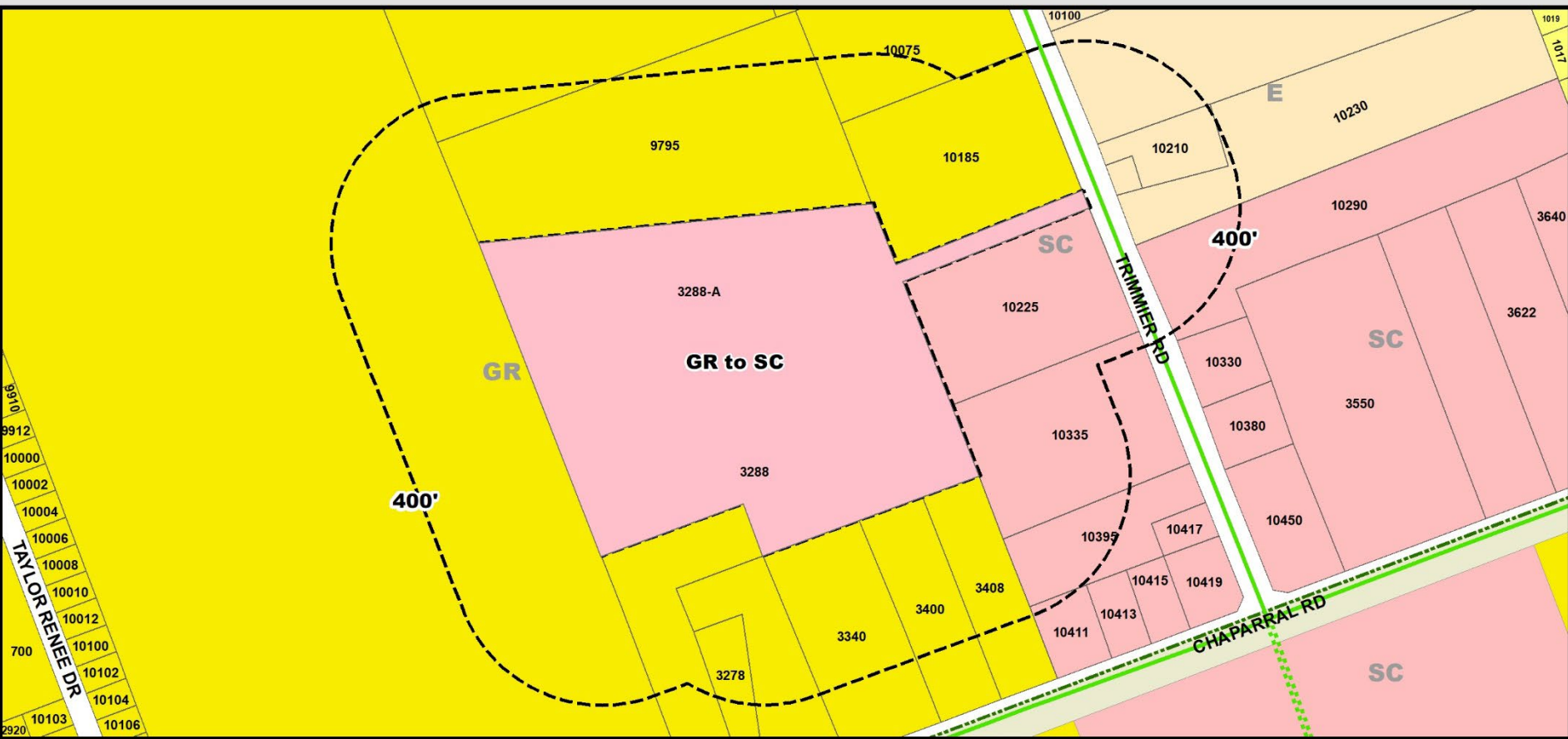
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View of the adjacent property the east:



Public Notification

- Staff mailed courtesy notices to thirty-two (32) surrounding property owners regarding this request.
- Of those notified, six (6) property owners reside outside of Killeen.



NOTIFICATION MAP

Case: FLUM AMENDMENT 2022-09

Council District: 3

FROM GR TO SC

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Legend

-  Killen City Limits
-  Bell County Area
-  Minor Arterial, Existing
-  Minor Arterial, Proposed
-  General Residential (GR)
-  Suburban Residential (SR)
-  Suburban Commercial (SC)
-  Estate (E)



Date: 3/21/2022

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 Findings

- Staff finds that the ‘Suburban Commercial’ (SC) designation allows for non-residential uses near residential areas as long as there is adequate buffering/screening or appropriate site design.
- Therefore, staff is of the determination that the request is compatible with the surrounding land uses and consistent with the prevailing community character.
- The character of the area includes existing commercial property, single-family homes, and undeveloped properties.

Staff Recommendation

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- Staff recommends approval of the applicant's request to amend the FLUM as presented.

Commission Recommendation

- At their regular meeting on *May 2, 2022*, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 4 to 0.