



CASE #FLUM23-02:
'NEIGHBORHOOD COMMERCIAL'
TO 'INDUSTRIAL'

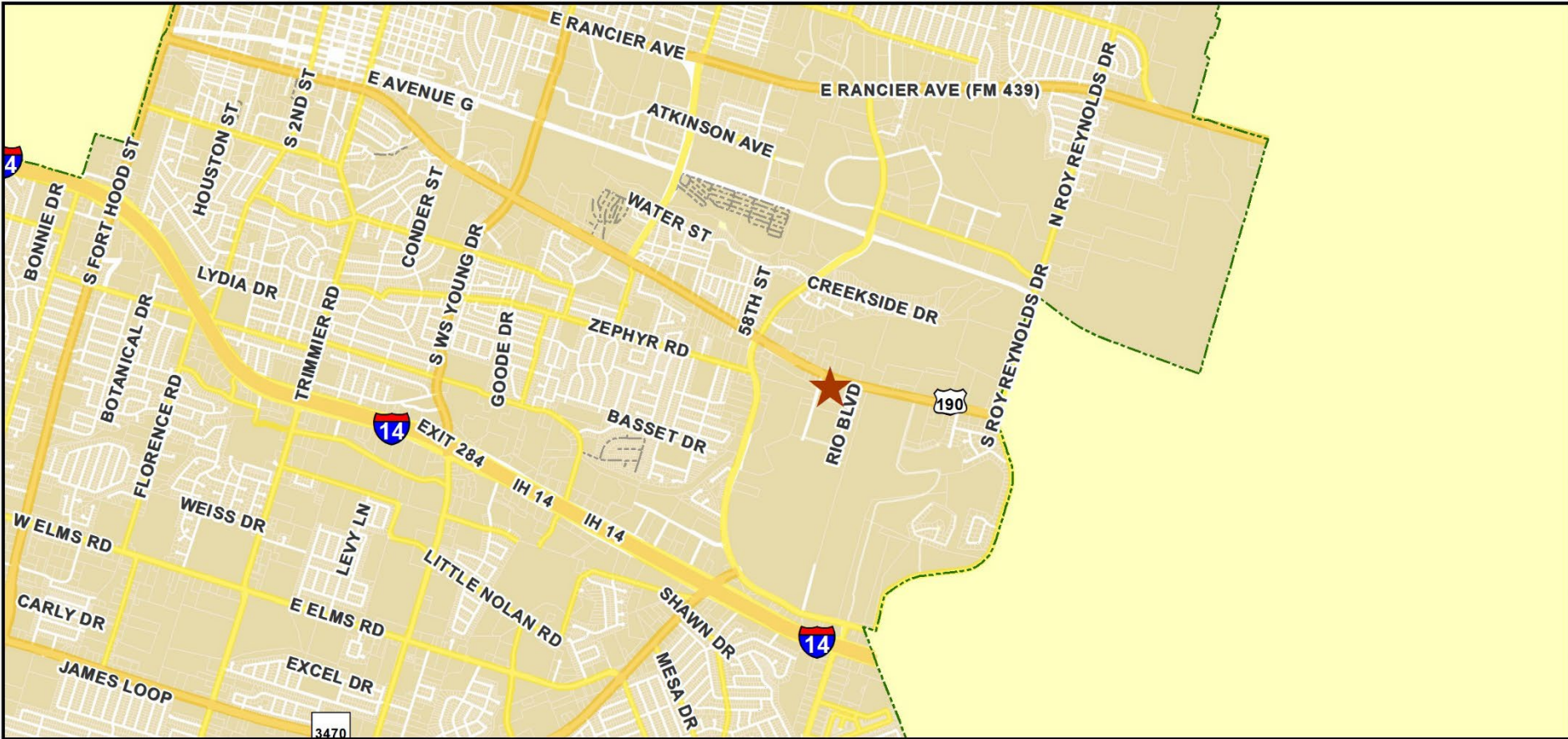
PH-23-036

June 6, 2023

Case #FLUM23-02: 'NC' to 'I'

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- ❑ **HOLD** a public hearing and consider a request submitted by J-BREZ LLC – SERIES B (**FLUM# 23-02**) to amend the Future Land Use Map (FLUM) designation for approximately 10.56 acres, being 1.00 acre out of the J. J. Roberts Survey, Abstract No. 73 and 9.56 acres out of the Killeen Area Investment Corp Industrial Tract, Tract D, from a 'Neighborhood Commercial' designation to an 'Industrial' designation.
- ❑ The property is locally addressed as 5200 East Veterans Memorial Boulevard, Killeen, Texas.



LOCATION MAP

Case: FLUM AMENDMENT 2023-02

Council District: 1

FROM NC TO I

Subject Property Legal Description: A0731BC J J ROBERTS, 1, 753-2, ACRES 1; KILLEEN AREA INVESTMENT CORP INDUSTRIAL TRACT, LOT PT TR D, ACRES 6.56;

KILLEEN AREA INVESTMENT CORP INDUSTRIAL TRACT, LOT PT TR D, ACRES 3.0



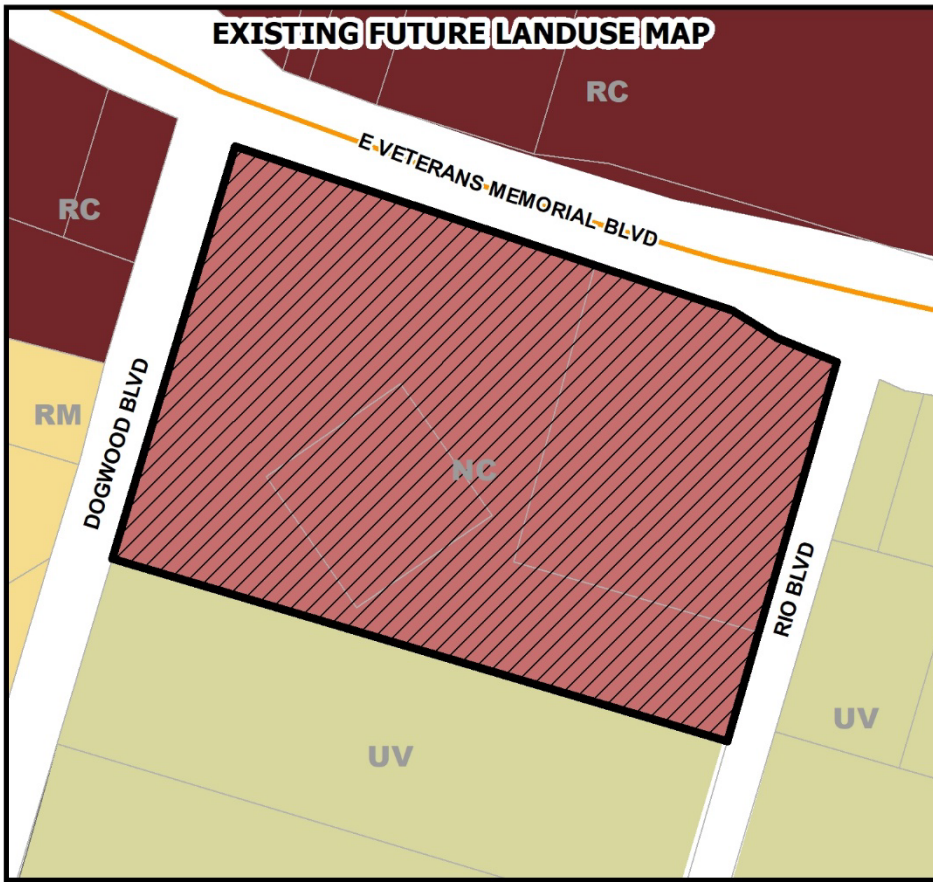
FLUM LOCATION

1 inch = 4,167 feet

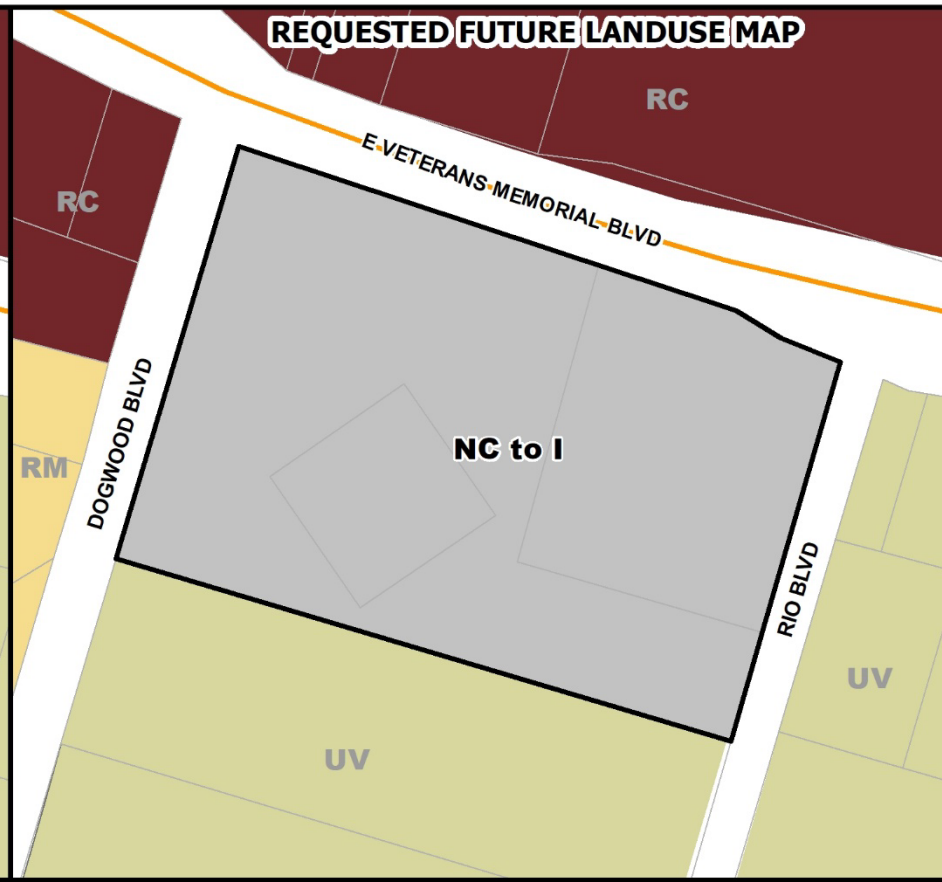
Date: 4/17/2023



EXISTING FUTURE LANDUSE MAP



REQUESTED FUTURE LANDUSE MAP



FUTURE LAND USE MAP

Case: FLUM AMENDMENT 2023-02

Council District: 1

FROM NC TO I

Subject Property Legal Description: A0731BC J J ROBERTS, 1, 753-2, ACRES 1; KILLEEN AREA INVESTMENT CORP INDUSTRIAL TRACT, LOT PT TR D, ACRES 6.56;
KILLEEN AREA INVESTMENT CORP INDUSTRIAL TRACT, LOT PT TR D, ACRES 3.0

Future Land Use Legend

FLUM Case	Regional Commercial	Urban Village
Neighborhood Commercial	Residential Mix	Industrial

1 inch = 250 feet

Date: 4/17/2023



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- The property is currently designated '**Neighborhood Commercial**' on the Future Land Use Map (FLUM) of the 2022 Comprehensive Plan.
- The 'Neighborhood Commercial' Place type is intended as a commercial extension of a traditional neighborhood. This place type provides for neighborhood scale retail and office uses.

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- If approved, the '**Industrial**' place type provides for industrial uses, including manufacturing and warehouse space.
- The intent of the requested FLUM amendment is to allow the applicant to rezone a one-acre portion of the property from "R-1" to "M-1" to make it consistent with the surrounding zoning.

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Comprehensive Plan Analysis

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- The request supports or furthers the implementation of the following Comprehensive Plan recommendations:
 - ▣ **LU3** – Encourage incremental evolution of neighborhoods
 - ▣ **LU4** – Prioritize infill and revitalization in north Killeen

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View of the subject property looking south:



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View of the neighboring property to the north:



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View of the neighboring property to the west:



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View of the neighboring property to the east:



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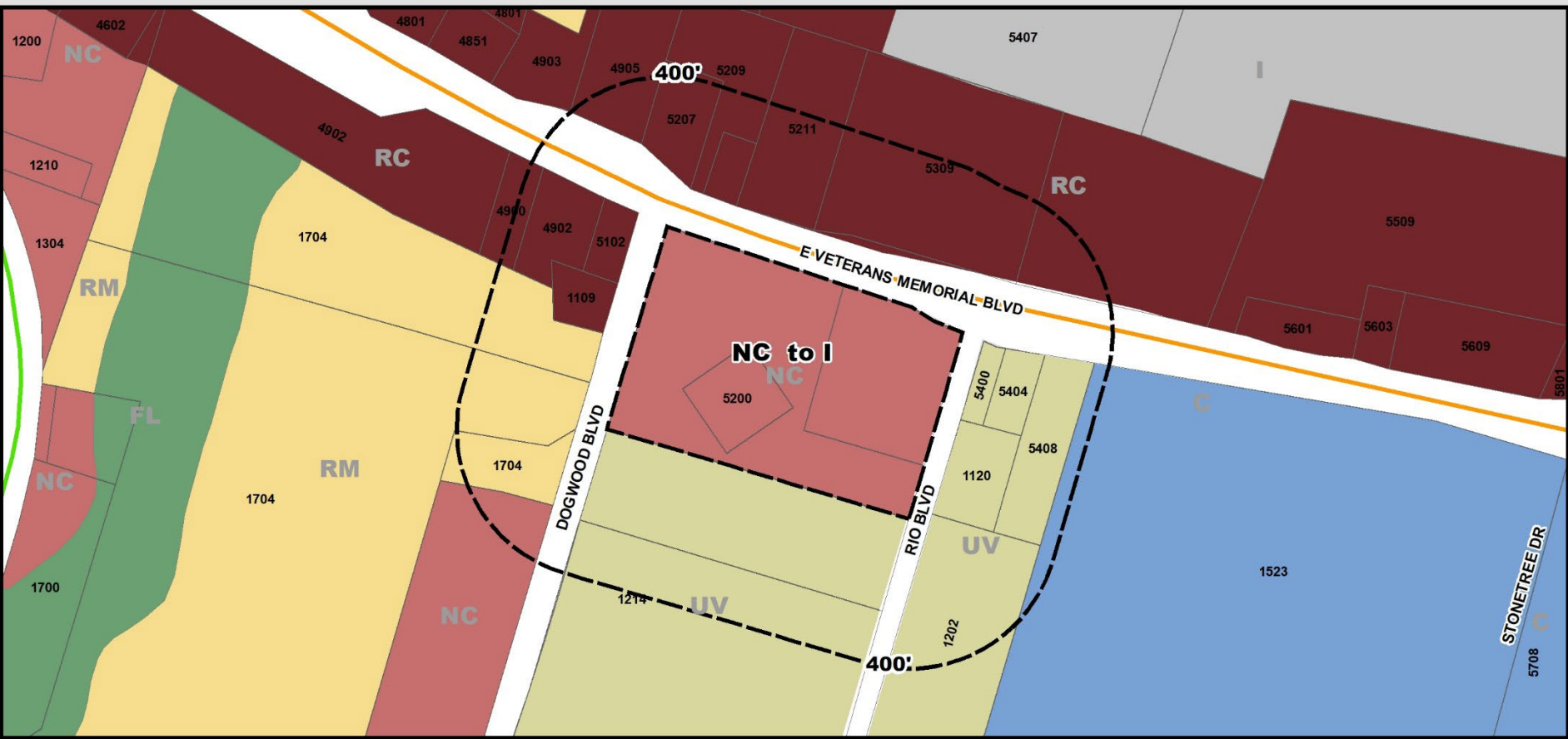
View of the neighboring property to the south:



Public Notification

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- ❑ Staff notified twenty (20) surrounding property owners regarding this request.
- ❑ Of those notified, eleven (11) property owners reside outside of Killeen.
- ❑ To date, staff has received no written responses regarding this request.



NOTIFICATION MAP

Case: FLUM AMENDMENT 2023-02

Council District: 1

FROM NC TO I

Subject Property Legal Description: A0731BC J J ROBERTS, 1, 753-2, ACRES 1; KILLEEN AREA INVESTMENT CORP INDUSTRIAL TRACT, LOT PT TR D, ACRES 6.56; KILLEEN AREA INVESTMENT CORP INDUSTRIAL TRACT, LOT PT TR D, ACRES 3.0

Legend

Killéen City Limits	Principal Arterial, Existing	Industrial	Residential Mix
Bell County Area	Campus	Neighborhood Commercial	Urban Village
Minor Arterial, Existing	Floodplain	Regional Commercial	

Date: 4/17/2023

Alternatives

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

Staff Findings

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- Staff finds that the applicant's request is consistent with the recommendations outlined in the 2022 Comprehensive plan.
- Approval of the requested FLUM amendment is necessary to allow the applicant to request rezoning of the one-acre "R-1" portion of the property. The applicant's intent is to rezone this portion to make it consistent with the surrounding "M-1" zoning.

Staff Recommendation

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- Therefore, staff recommends approval of the applicant's request to amend the FLUM designation from 'Neighborhood Commercial' to 'Industrial'.

Commission Recommendation

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- At their regular meeting on May 1st, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 5 to 0.