



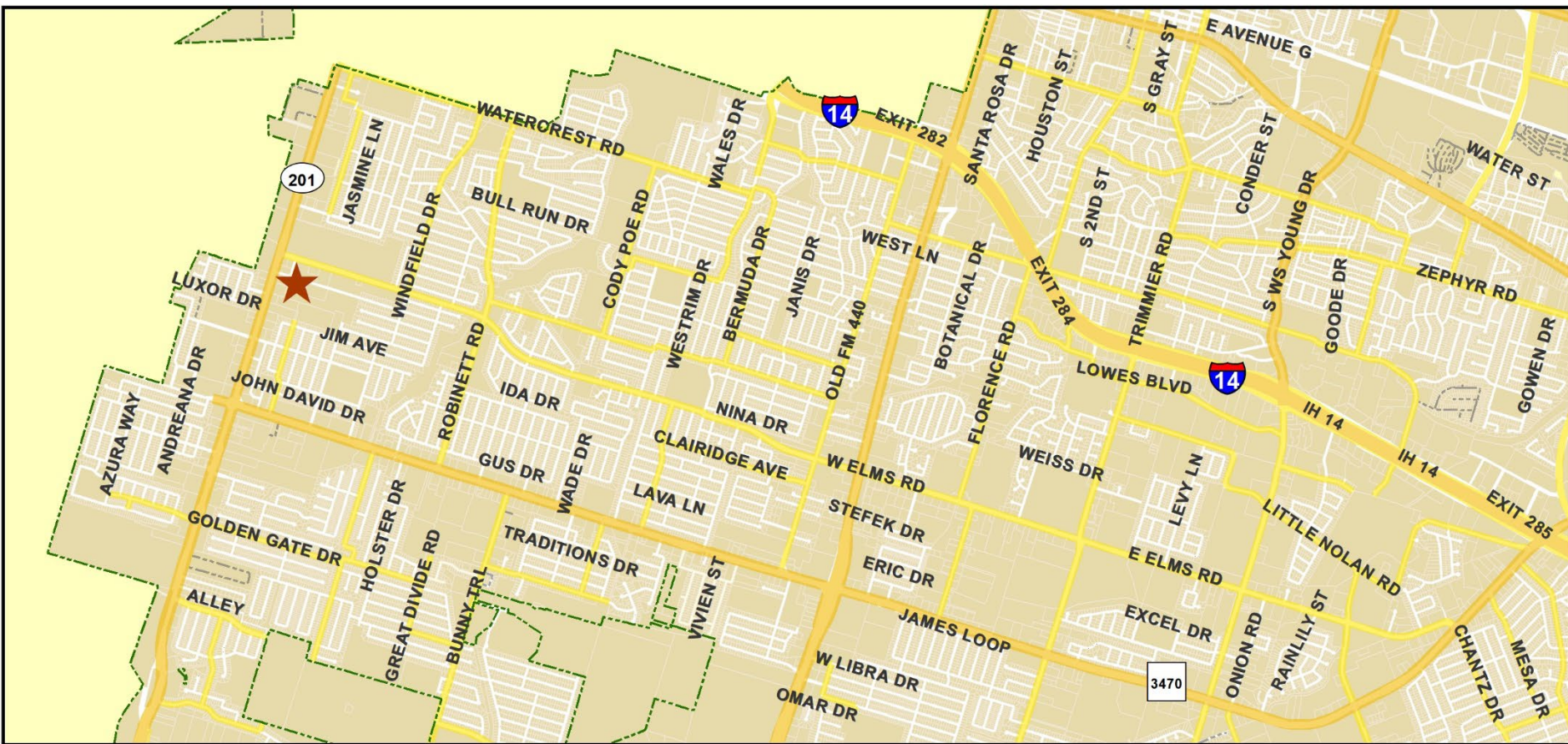
CASE #FLUM22-17: 'GR' TO 'GC'

PH-22-042

June 7, 2022

Case #FLUM 22-17 – ‘GR’ to ‘GC’

- ❑ **HOLD** a public hearing and an ordinance requested by Mitchell and Associates, Inc. on behalf of CPB Investments, Inc. (**Case #FLUM 22-17**) to amend the Comprehensive Plan’s Future Land Use Map (FLUM) from a ‘General Residential’ (GR) designation to a ‘General Commercial’ (GC) designation for approximately 0.50 acre out of the Thomas Robinett Survey, Abstract No. 686.
- ❑ The property is generally located on the south side of Janelle Drive, approximately 500 feet east of the intersection with Clear Creek Road, Killeen, Texas.



LOCATION MAP

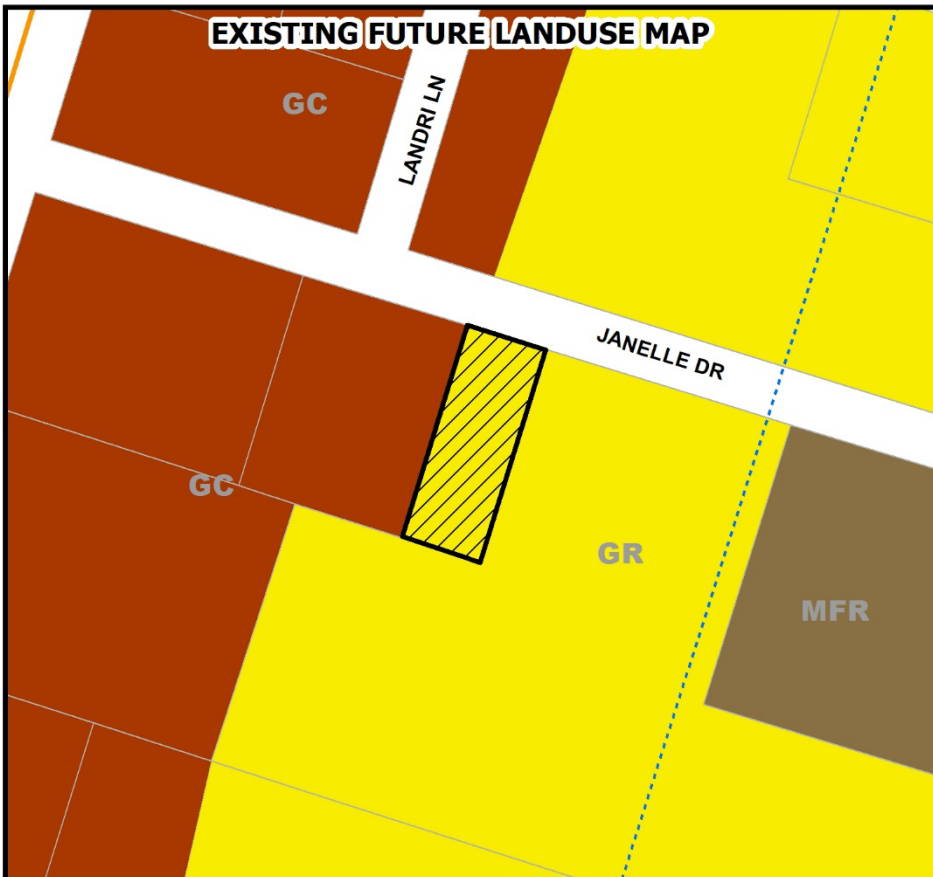
Case: FLUM AMENDMENT 2022-17

Council District: 4
 FROM GR TO GC
 Subject Property Legal Description: PART OF A0686BC T ROBINETT, 53-1, (PT 19.488AC TRACT), ACRES 15.908

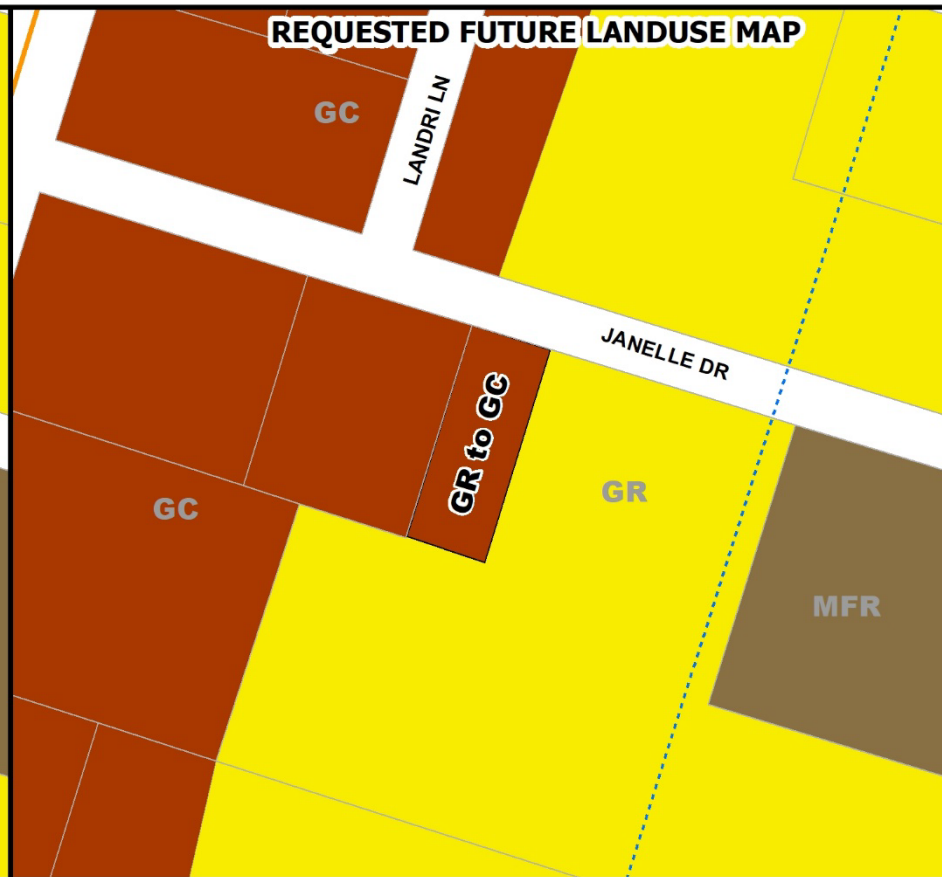


1 inch = 4,167 feet
 Date: 4/4/2022

EXISTING FUTURE LANDUSE MAP



REQUESTED FUTURE LANDUSE MAP



FUTURE LAND USE MAP





Case: FLUM AMENDMENT 2022-17

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FROM GR TO GC

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Future Land Use Legend

-  FLUM Case Location
-  Multi-Family Residential (MFR)
-  General Residential (GR)
-  General Commercial (GC)



1 inch = 208 feet

Date: 4/4/2022

Case #FLUM 22-17 – ‘GR’ to ‘GC’

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- If approved, the applicant intends to develop a commercial land use on the property.
- The applicant has submitted a concurrent request to rezone the property from “A-R1” (Agricultural Single-Family Residential District) to “B-3” (Local Business District).

Case #FLUM 22-17 – ‘GR’ to ‘GC’

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- 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 ‘General Commercial’ (GC) designation encourages the following development types:
 - ▣ Wide range of commercial retail and service uses, at varying scales and intensities;
 - ▣ Office (both large and/or multi-story buildings and small-scale office uses);
 - ▣ Public/institutional; and
 - ▣ Parks and public spaces.

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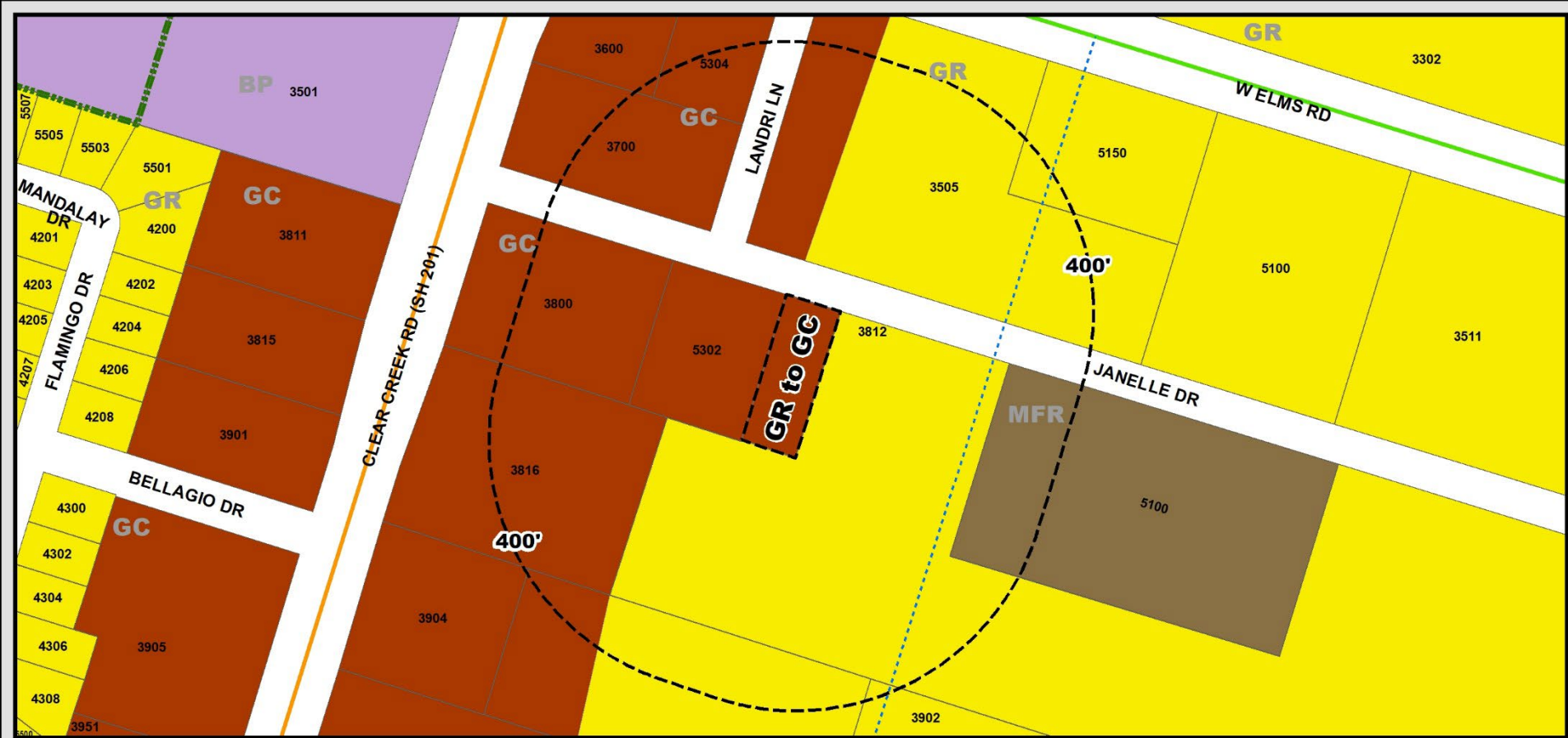
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- The property is not within any FEMA regulatory Special Flood Hazard Area (SFHA). There are no other known wetland areas on or adjacent to the properties as identified on the National Wetlands Inventory.

Public Notification

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- Staff mailed courtesy notices to thirteen (13) surrounding property owners regarding this request.
- Of those notified, six (6) property owners reside outside of Killeen.



NOTIFICATION MAP

Case: FLUM AMENDMENT 2022-17

Council District: 4

FROM GR TO GC

Subject Property Legal Description: PART OF A0686BC T ROBINETT, 53-1, (PT 19.488AC TRACT), ACRES 15.908

- Legend**
- Killen City Limits
 - Minor Arterial, Existing
 - Principal Arterial, Existing
 - Marginal Access, Proposed
 - General Residential (GR)
 - General Commercial (GC)
 - Multi-Family Residential (MFR)
 - Business Park (BP)



Date: 4/4/2022

Alternatives

- ❑ The City Council has three (3) alternatives. The Council may:
 - ❑ Disapprove the applicant's FLUM amendment request;
 - ❑ Approve a more restrictive FLUM designation than requested; or
 - ❑ Approve the applicant's FLUM amendment request as presented.

Staff Recommendation

- 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 and undeveloped properties.
- 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.