



CASE #FLUM22-19: 'GC' TO 'RC-MIX'

PH-22-044

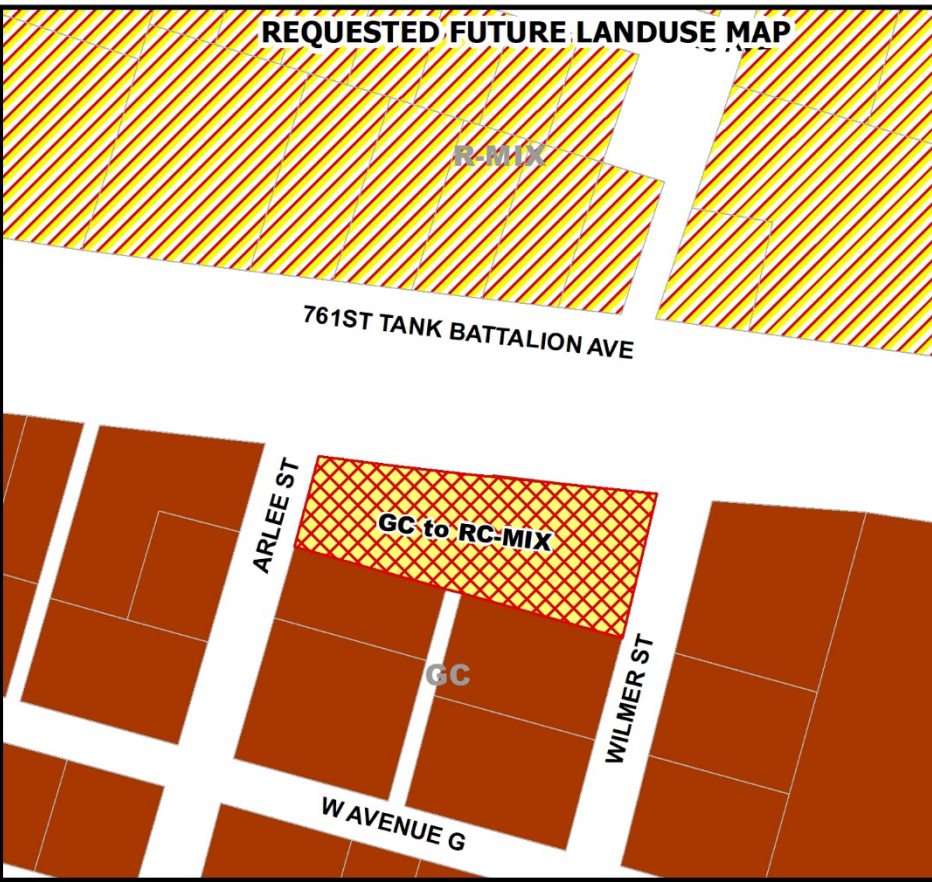
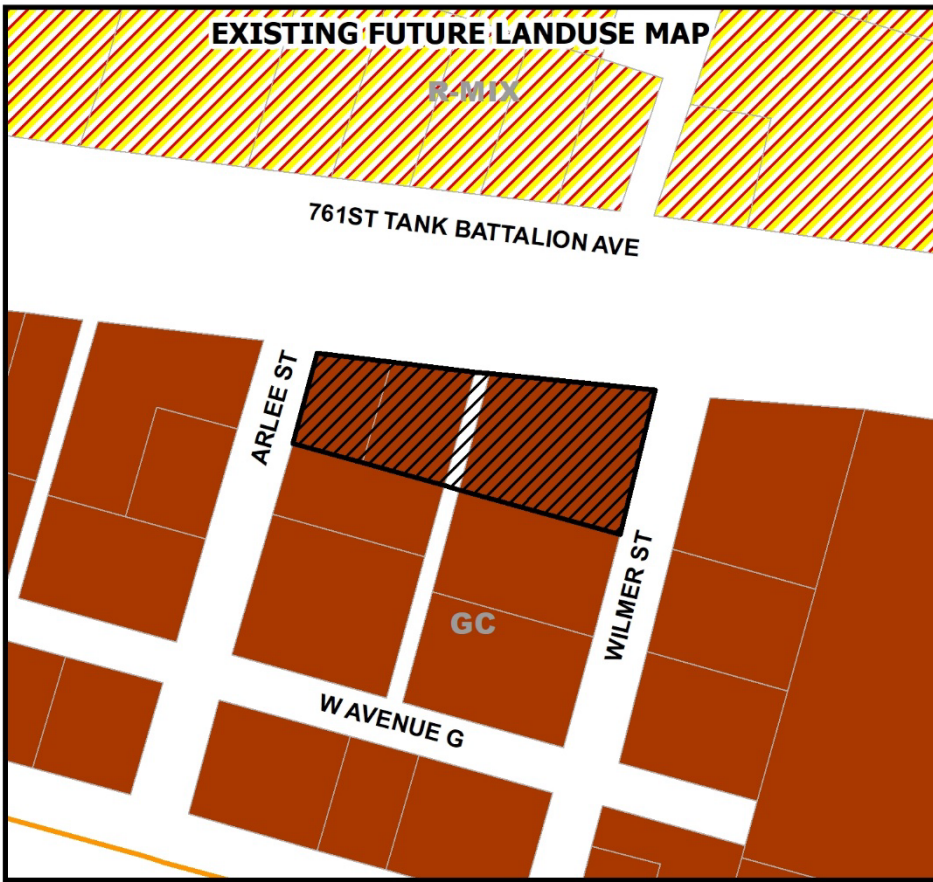
June 7, 2022

Case #FLUM 22-19 – ‘GC’ to ‘RC-MIX’

- ❑ **HOLD** a public hearing and consider an ordinance requested by Lawrence Passariello on behalf of PCW Investments, LLC (**FLUM# 22-19**) to amend the Comprehensive Plan’s Future Land Use Map (FLUM) from a ‘General Commercial’ (GC) designation to a ‘Residential-Commercial Mix’ (RC-MIX) designation for approximately 0.71 acres out of the Norman’s Addition Survey, Block 9, Lots 5 and 6.
- ❑ The property is locally addressed as 72 Arlee Street, Killeen, Texas.

EXISTING FUTURE LANDUSE MAP

REQUESTED FUTURE LANDUSE MAP



FUTURE LAND USE MAP

Case: FLUM AMENDMENT 2022-19

Council District: 1
FROM GC TO RC-MIX

Subject Property Legal Description: NORMAN'S ADDITION, BLOCK 009, LOT PT 5, (W 1/2 OF 5) & NORMAN'S ADDITION, BLOCK 009, LOT 6, PT 5, (E 1/2 OF 5) & NORMAN'S ADDITION, BLOCK 009, LOT 6, PT 5, (E 1/2 OF 5)

Future Land Use Legend

- FLUM Case Location
- Residential Mix (R-MIX)
- General Residential (GR)
- General Commercial (GC)

1 inch = 167 feet

Date: 5/3/2022



Case #FLUM 22-19 – ‘GC’ to ‘RC-MIX’

5

- Based on utility account records, residential use of the property was discontinued in 2018.
- Therefore, residential use of the property is considered nonconforming in accordance with Killeen Code of Ordinances Sec. 31-52(e).
- Amending the FLUM and rezoning the property for residential use are necessary to bring the property into conformance with Chapter 31.

Case #FLUM 22-19 – ‘GC’ to ‘RC-MIX’

6

- This property is designated as ‘General Commercial’ (GC) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- 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.

Case #FLUM 22-19 – ‘GC’ to ‘RC-MIX’

7

- If approved, the ‘Residential-Commercial Mix’ (RC-MIX) designation encourages the following development types:
 - ▣ Mix of residential types and densities
 - ▣ Variety of commercial and light industrial activities

Case #FLUM 22-19 – ‘GC’ to ‘RC-MIX’

8

- 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

- ❑ Staff mailed courtesy notices to fifty (50) surrounding property owners regarding this request.
- ❑ Of those notified, nineteen (19) property owners reside outside of Killeen.



NOTIFICATION MAP

Case: FLUM AMENDMENT 2022-19

Council District: 1

FROM GC TO RC-MIX

Subject Property Legal Description: NORMAN'S ADDITION, BLOCK 009, LOT PT 5, (W 1/2 OF 5) & NORMAN'S ADDITION, BLOCK 009, LOT 6, PT 5, (E 1/2 OF 5) & NORMAN'S ADDITION, BLOCK 009, LOT 6, PT 5, (E 1/2 OF 5)

Legend

Killen City Limits	Principal Arterial, Existing	Multi-Family Residential (MFR)	General Residential (GR)
Bell County Area	Urban (U)	Residential Mix (R-MIX)	General Commercial (GC)

Date: 4/27/2022



Alternatives

- ❑ The City Council has four (4) alternatives. The Council may:
 - ❑ Disapprove the applicant's FLUM amendment request;
 - ❑ Approve a more restrictive FLUM designation than requested;
 - ❑ Approve the request as recommended by staff; or
 - ❑ Approve the applicant's FLUM amendment request as presented.

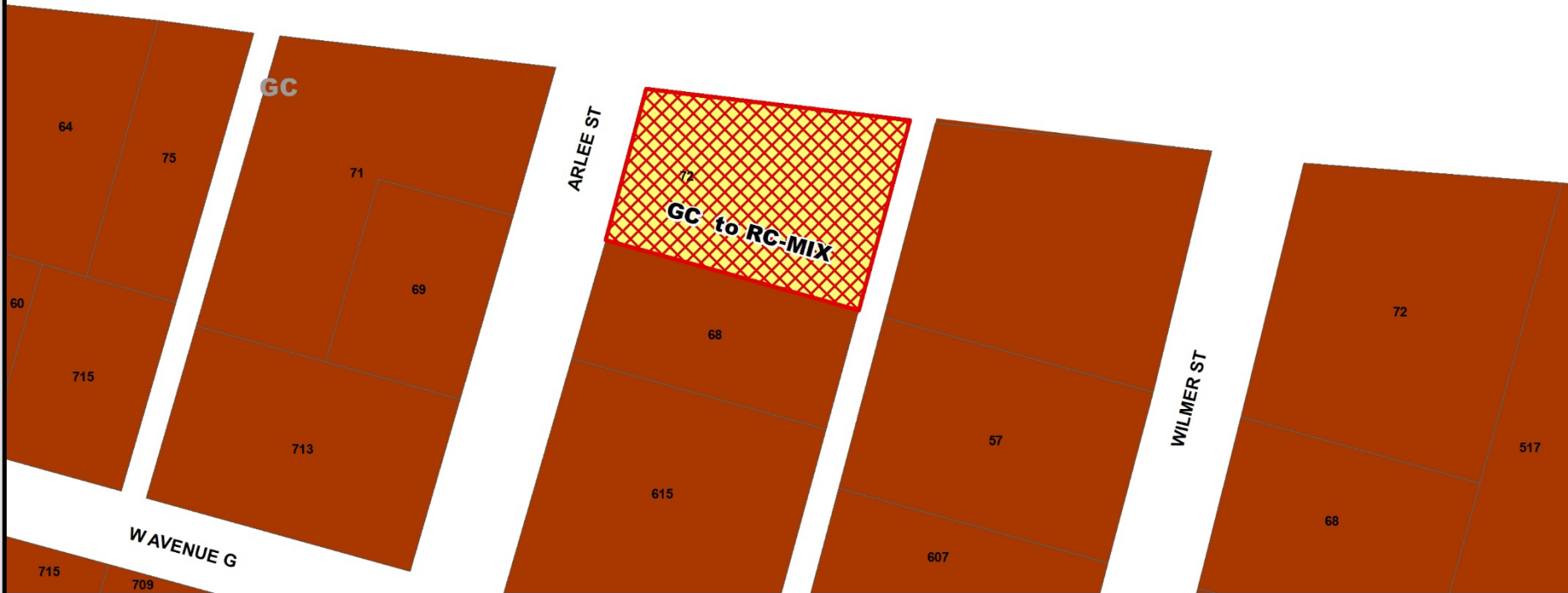
Staff Findings

- Staff is of the determination that rezoning the western portion of the property will allow the legal residential use of the existing dwellings to continue. However, staff finds that the undeveloped eastern portion of the property is better suited for non-residential development.

Staff Recommendation

- Staff recommends approval of the applicant's request to amend the FLUM designation from 'General Commercial' (GR) to 'Residential Commercial Mix (RC-MIX) for the portion of the property located west of the unimproved alley, only. Staff recommends that the portion east of the unimproved alley (facing Wilmer Street) remain designated 'General Commercial' (GC).

761ST TANK BATTALION AVE



STAFF RECOMMENDATION MAP

Case: FLUM AMENDMENT 2022-19

Council District: 1


FROM GC TO RC-MIX

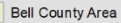
Subject Property Legal Description: NORMAN'S ADDITION, BLOCK 009, LOT PT 5, (W 1/2 OF 5) & NORMAN'S ADDITION, BLOCK 009, LOT 6, PT 5, (E 1/2 OF 5) & NORMAN'S ADDITION, BLOCK 009, LOT 6, PT 5, (E 1/2 OF 5)




Killeen City Limits

Legend

 Residential Mix (R-MIX)



Bell County Area

 General Commercial (GC)

Date: 4/27/2022



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 3 to 1 with Commissioner Gukeisen in opposition.
- Commissioner Gukeisen stated he was in support of staff's recommendation.