



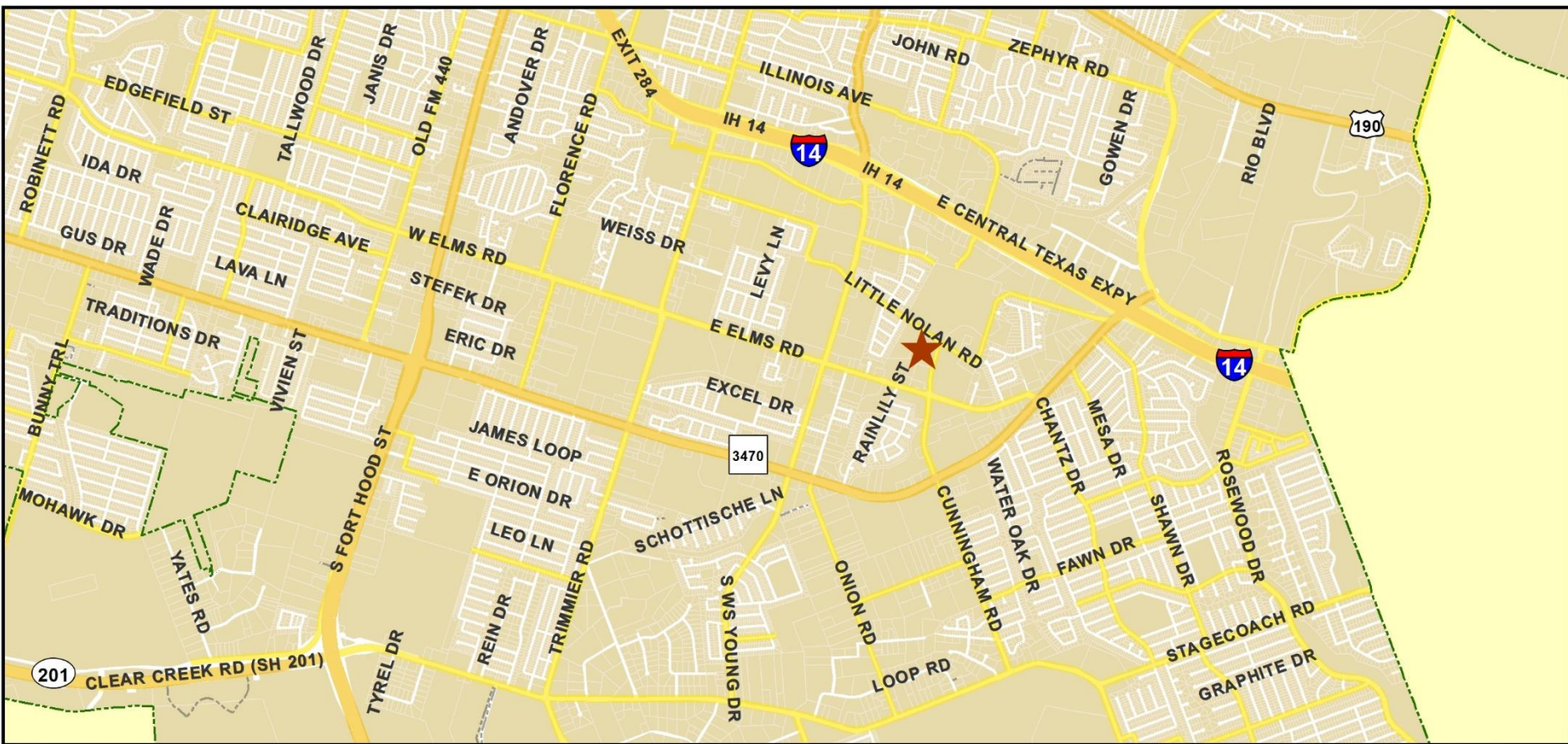
CASE #FLUM22-12: 'SR' TO 'SC'

PH-22-030

April 19, 2022

Case #FLUM 22-12 – ‘SR’ to ‘SC’

- ❑ **HOLD** a public hearing and consider an ordinance requested by Raye Mayhorn on behalf of Passion for Christ Ministries, LLC (**Case #FLUM 22-12**) to amend the Comprehensive Plan’s Future Land Use Map (FLUM) from a ‘Suburban Residential’ (SR) designation to a ‘Suburban Commercial’ (SC) designation for approximately 6.43 acres out of the Passion for Christ Ministries Addition, Block 1, Lot 1.
- ❑ The property is locally addressed as 3100 Little Nolan Road, Killeen, Texas.



LOCATION MAP

Case: FLUM AMENDMENT 2022-12

Council District: 2

FROM SR TO SC

Subject Property Legal Description: PASSION FOR CHRIST MINISTRIES ADDITION, BLOCK 001, LOT 0001, ACRES 6.43



FLUM LOCATION

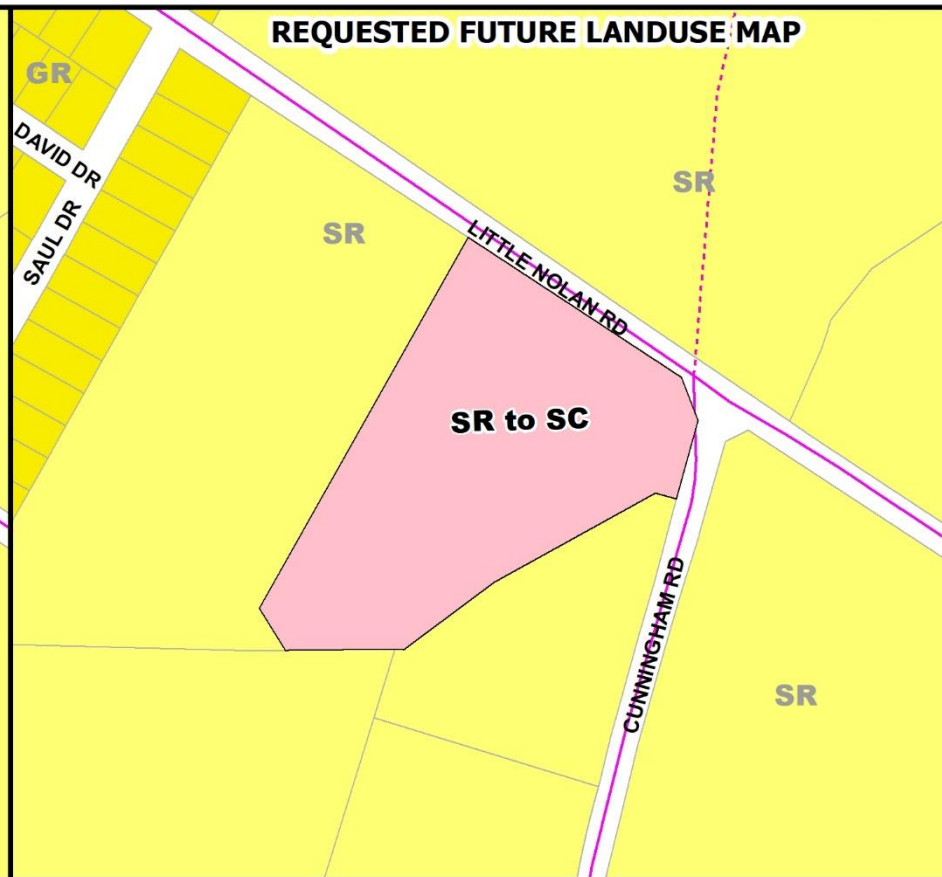
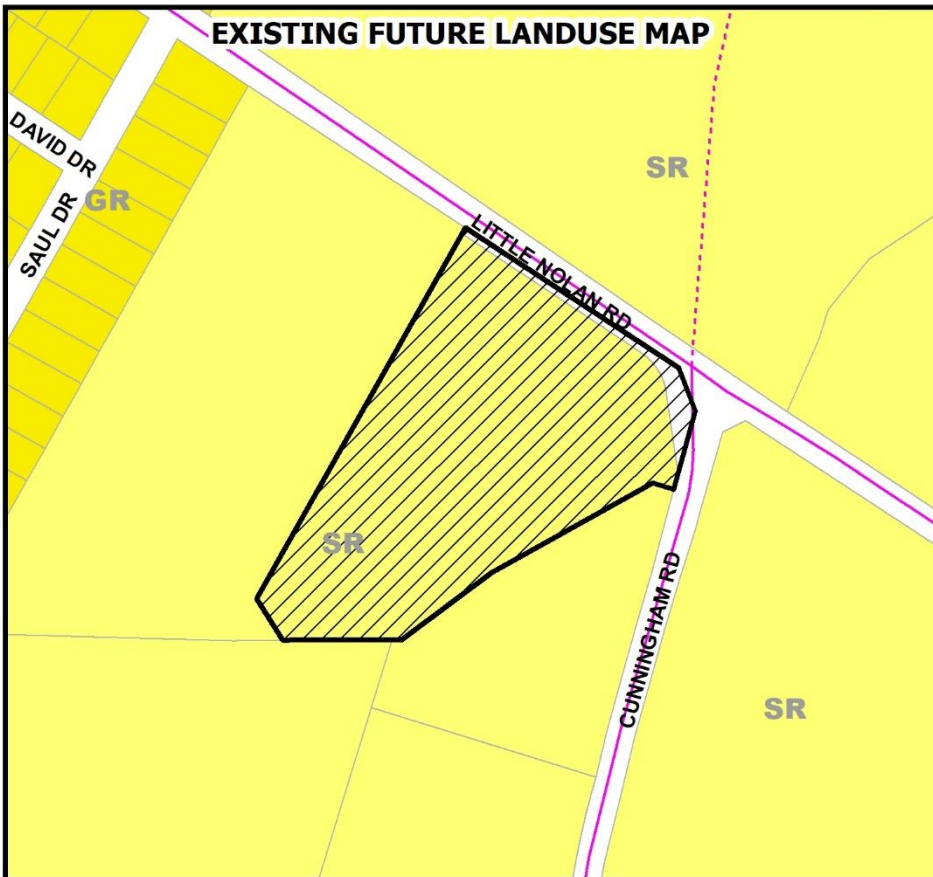


1 inch = 4,167 feet

Date: 3/11/2022

EXISTING FUTURE LANDUSE MAP

REQUESTED FUTURE LANDUSE MAP



FUTURE LAND USE MAP

Case: FLUM AMENDMENT 2022-12

Council District: 2

FROM SR TO SC

Subject Property Legal Description: PASSION FOR CHRIST MINISTRIES ADDITION, BLOCK 001, LOT 0001, ACRES 6.43

Future Land Use Legend

- FLUM Case Location
- General Residential (GR)
- Suburban Residential (SR)



1 inch = 333 feet

Date: 3/11/2022

Case #FLUM 22-12 – ‘SR’ to ‘SC’

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- If approved, the applicant intends to sell the property to a prospective buyer for use as a real estate office.
- The applicant has submitted a concurrent request to rezone the property from “R-1” (Single-Family Residential District) to “B-1” (Professional Business District).

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- This property is designated as ‘Suburban Residential (SR) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The ‘Suburban Residential’ (SR) designation encourages:
 - ▣ Detached residential dwellings;
 - ▣ Planned developments to provide for other housing types (e.g., townhouse, patio) in a Suburban character setting;
 - ▣ Public/ institutional; and
 - ▣ Parks and public spaces.

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- If approved, the ‘Suburban Commercial’ (SC) designation encourages:
 - ▣ A 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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- A portion of the property is located within a FEMA regulatory Special Flood Hazard Area (SFHA).
- The property is crossed by Riverine habitat and Freshwater Forested/shrub Wetland associated with the Old Florence Ditch as identified on the National Wetlands Inventory.

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View of the subject property looking south (from Little Nolan Rd.):



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Adjacent property to the west, Agape Church of God in Christ, zoned “R-1”:



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Adjacent property to the east (across Cunningham Rd.) zoned “R-1”:



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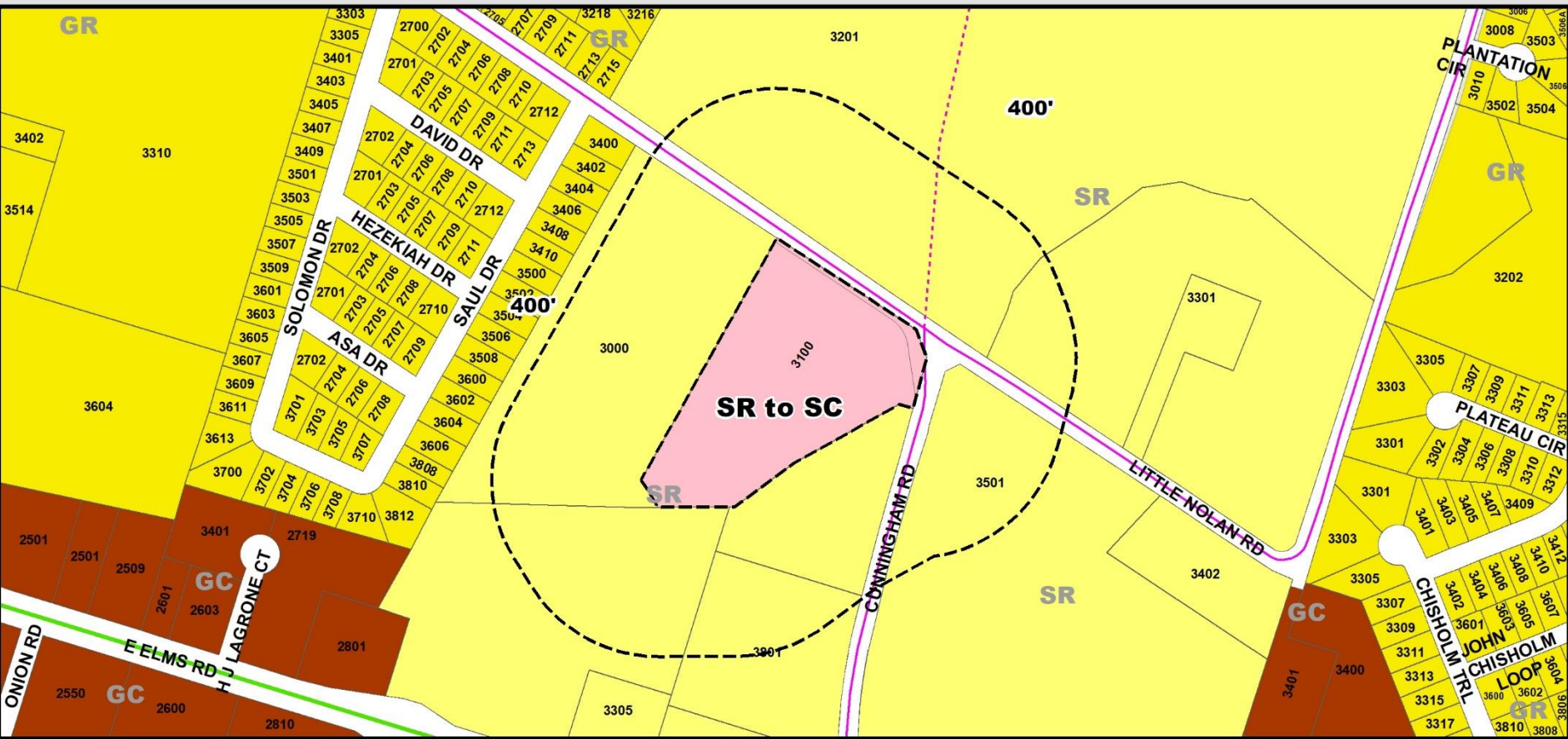
Adjacent property to the north (across Little Nolan Rd.) zoned “R-1”:



Public Notification

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- Staff mailed courtesy notices to eight (8) surrounding property owners regarding this request.
- All property owners notified reside within the City of Killeen.



NOTIFICATION MAP

Case: FLUM AMENDMENT 2022-12

Council District: 2

FROM SR TO SC

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Legend

Killeen City Limits	Collector, Proposed	General Commercial (GC)
Bell County Area	Minor Arterial, Existing	Suburban Residential (SR)
Collector, Existing	General Residential (GR)	

Date: 3/11/2022

Alternatives

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

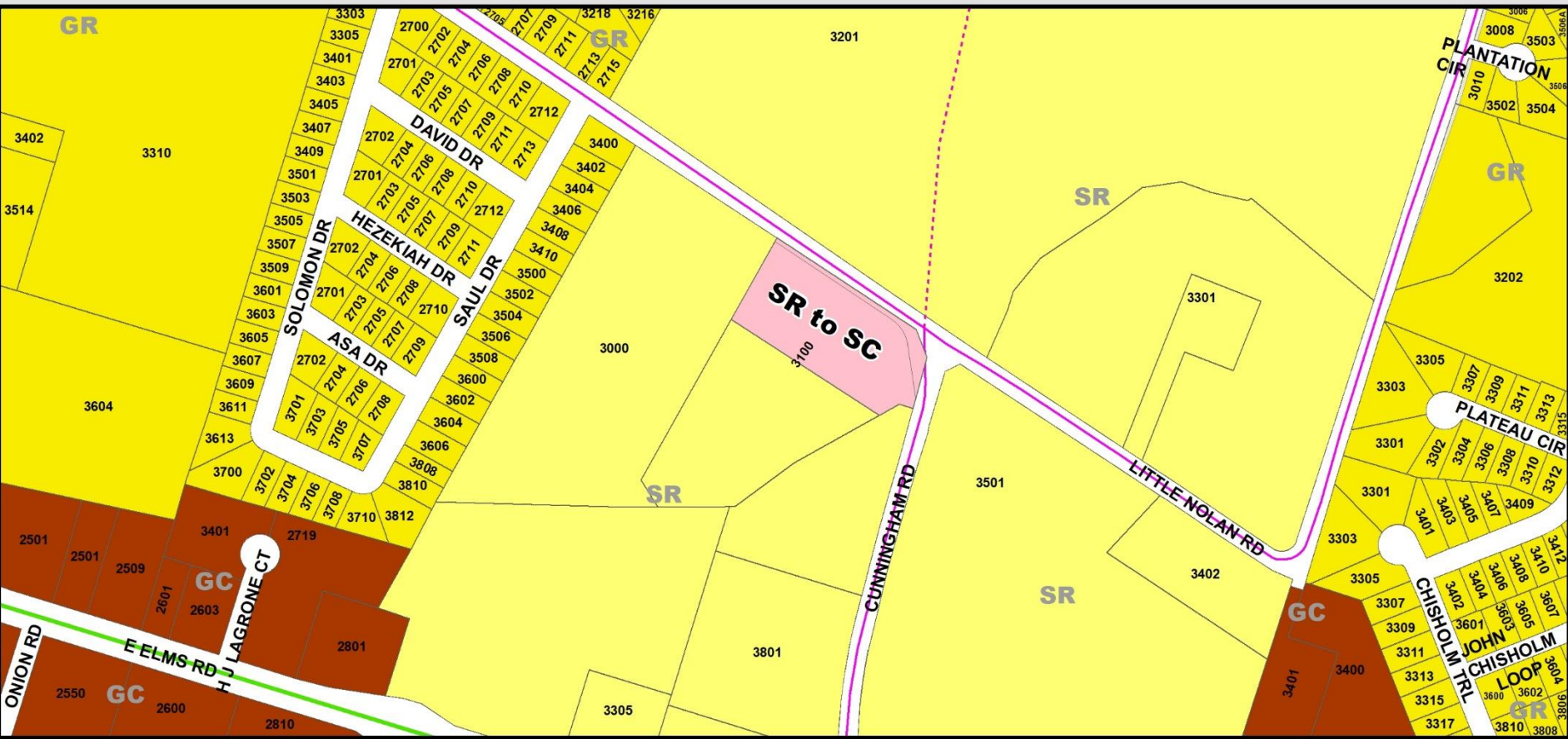
Staff Recommendation

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- Staff recommends that the Commission recommend approval of the request to change the Future Land Use Map (FLUM) designation from 'Suburban Residential' (SR) to 'Suburban Commercial' (SC) for two-hundred and fifty feet (250) of depth along the frontage of Little Nolan Road, but that the rear portion of the property remain 'SR' (Suburban Residential).

Staff Recommendation

- Given the property's location at the intersection of two Collector Streets (Little Nolan Road and Cunningham Road), staff finds that the frontage along Little Nolan Road is suitable for use as 'Suburban Commercial' (SC).
- However, staff finds that the rear portion of the property is better suited for residential development and should remain designated as such.



STAFF RECOMMENDATION MAP
Case: FLUM AMENDMENT 2022-12

Council District: 2
FROM SR TO SC
Subject Property Legal Description: PASSION FOR CHRIST MINISTRIES ADDITION, BLOCK 001, LOT 0001, ACRES 6.43

Killdeen City Limits

Bell County Area

Collector, Existing

Collector, Proposed

Minor Arterial, Existing

General Residential (GR)

General Commercial (GC)

Suburban Residential (SR)

Commission Recommendation

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- ❑ At their regular meeting on March 21, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 7 to 0.