



CASE #FLUM22-08: 'R-MIX' TO 'GC'

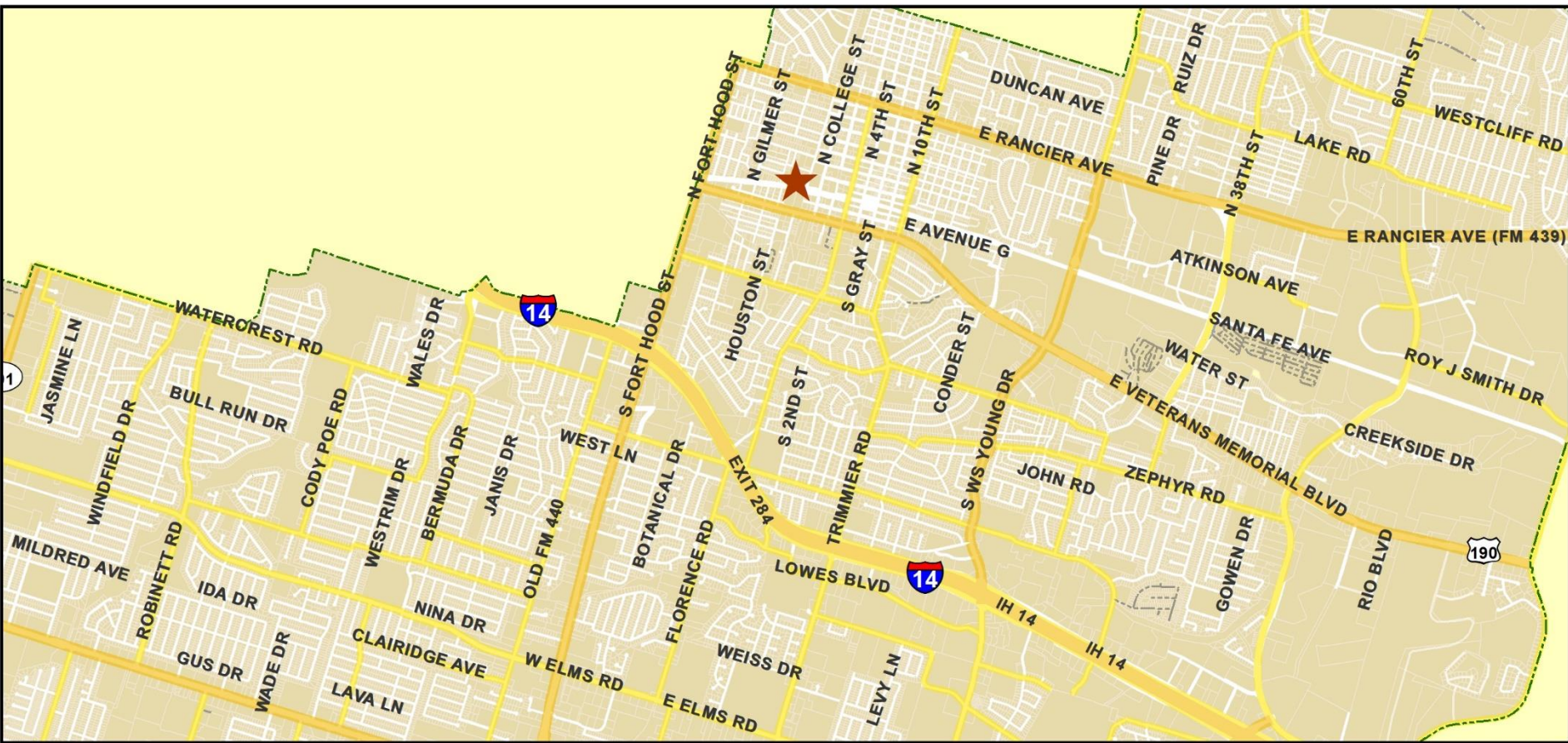
PH-22-017

March 1, 2022

Case #FLUM 22-08 – ‘R-MIX’ to ‘GC’

2

- ❑ **HOLD** a public hearing and consider a request submitted by Russell Davis (**Case #FLUM 22-08**), to amend the Comprehensive Plan’s Future Land Use Map (FLUM) from a ‘Residential Mix’ (R-MIX) designation to a ‘General Commercial’ (GC) designation, being approximately 0.22 acres out of the Spofford Addition, Block D, part of Lot 8.
- ❑ The property is addressed as 409 761st Tank Battalion Avenue, Killeen, Texas.



LOCATION MAP

Case: FLUM AMENDMENT 2022-08

Council District: 1
FROM R-MIX TO GC
Subject Property Legal Description: SPOFFORD, BLOCK 00D, LOT PT 8, (120' X 70' X 110' X 70'), 765-87

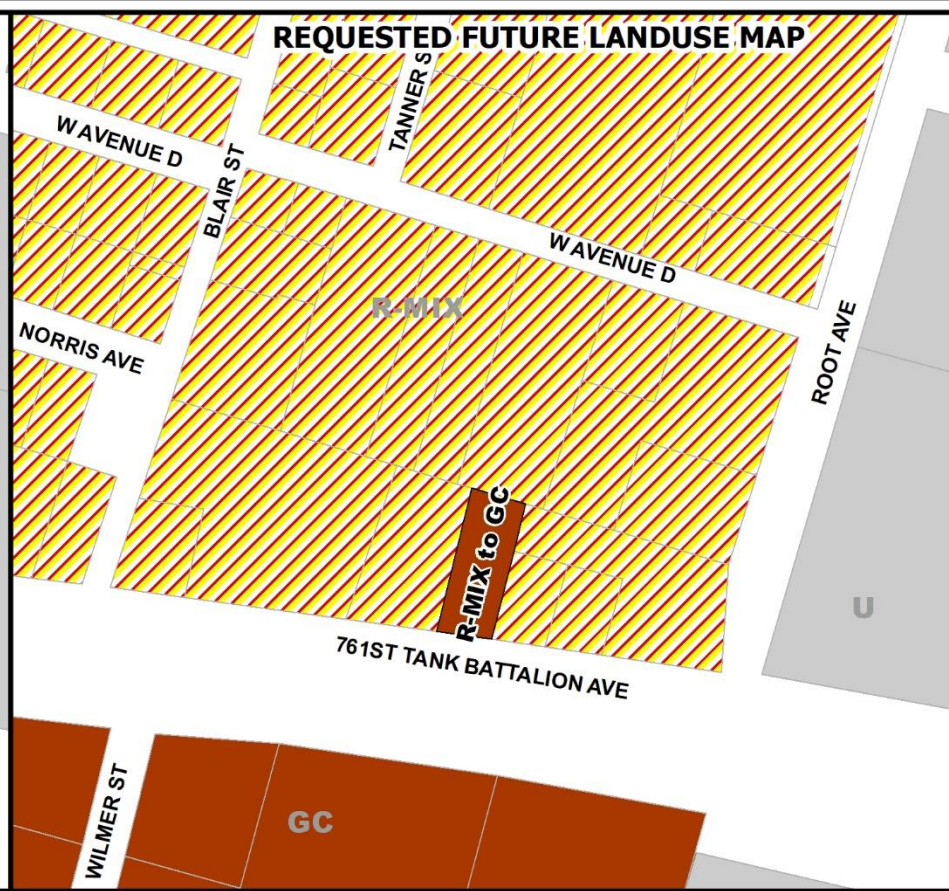
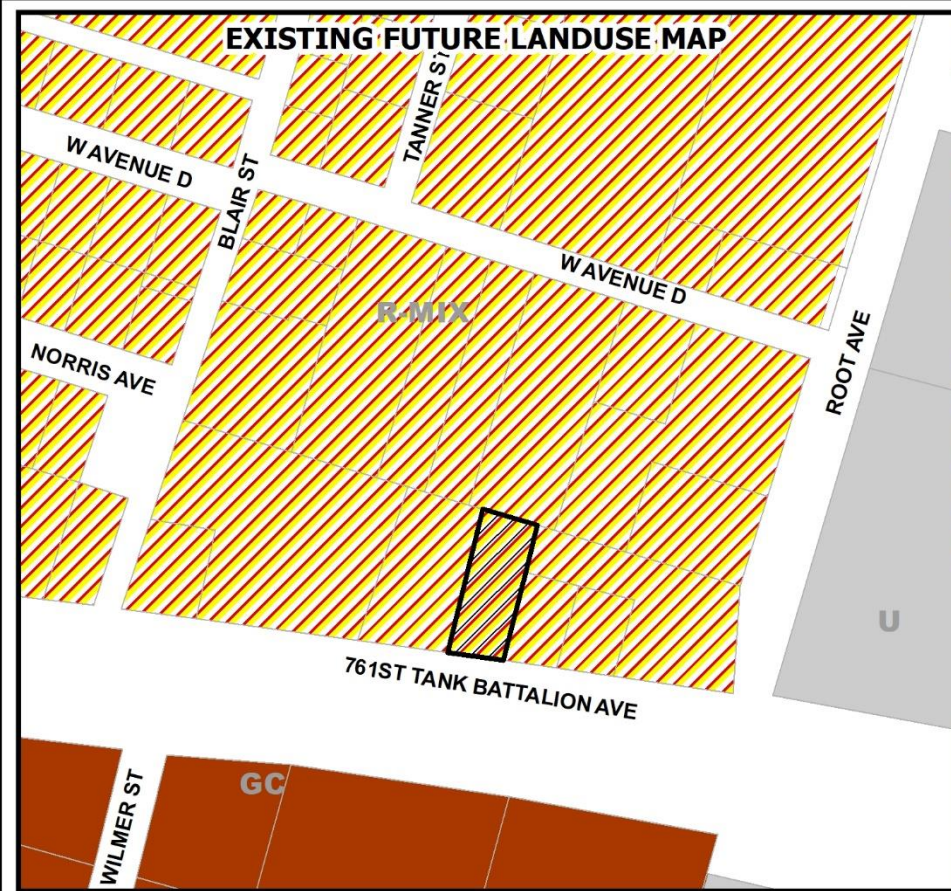


FLUM LOCATION

1 inch = 4,167 feet
Date: 1/18/2022

EXISTING FUTURE LANDUSE MAP

REQUESTED FUTURE LANDUSE MAP



FUTURE LAND USE MAP





Case: FLUM AMENDMENT 2022-08

Council District: 1

FROM R-MIX TO GC

Subject Property Legal Description: SPOFFORD, BLOCK 00D, LOT PT 8, (120' X 70' X 110' X 70'), 765-87

Future Land Use Legend

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



1 inch = 208 feet

Date: 1/18/2022

Case #FLUM 22-08 – ‘R-MIX’ to ‘GC’

5

- If approved, the applicant intends to use the property for additional parking and vehicle storage for their existing towing and automotive business.
- The applicant has submitted a concurrent request to rezone the property from “R-3” (Multifamily Residential District) to “B-5” (Business District).

Case #FLUM 22-08 – ‘R-MIX’ to ‘GC’

6

- The ‘Residential Mix’ (R-MIX) designation includes areas that were allowed to develop in the past with various housing types and densities intermixed, with minimal screening and/or buffering between differing residential intensities.
- The 2010 Comprehensive Plan states that compatibility and screening/buffering within the ‘R-MIX’ designation should be addressed where possible, as redevelopment occurs.

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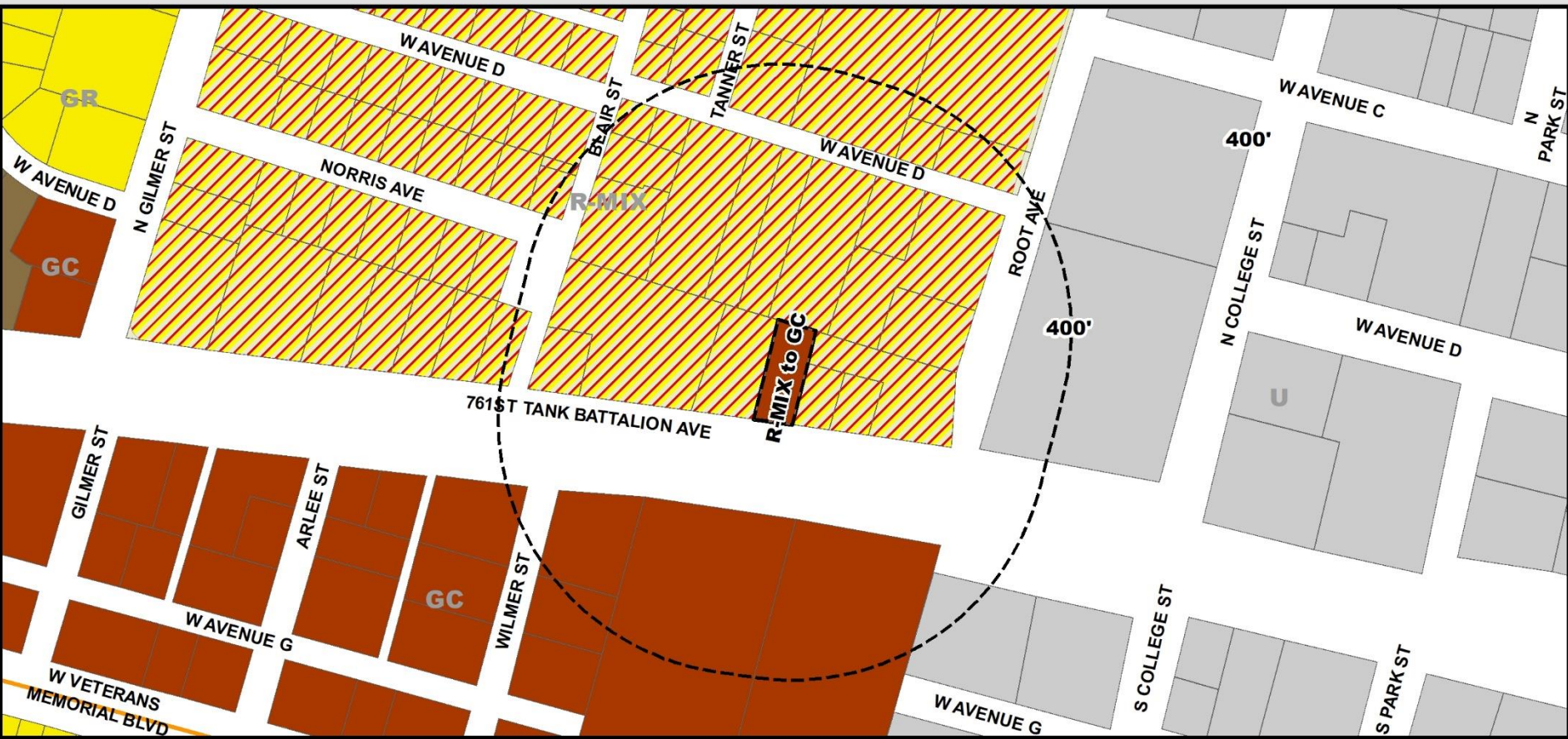
7

- 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 depending on the site;
 - ▣ Office (both large and/or multi-story buildings and small-scale office uses depending on the site);
 - ▣ Public/institutional; and
 - ▣ Parks and public spaces.

Public Notification

8

- Staff mailed courtesy notices to thirty-six (36) surrounding property owners regarding this request.
- Of those property owners notified, fourteen (14) reside outside of Killeen.



NOTIFICATION MAP

Case: FLUM AMENDMENT 2022-08

Council District: 1

FROM R-MIX TO GC

Subject Property Legal Description: SPOFFORD, BLOCK 00D, LOT PT 8, (120' X 70' X 110' X 70'), 765-87

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



Date: 1/18/2022

Alternatives

10

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

Staff Recommendation

11

- ❑ Staff recommends disapproval of the applicant's request to amend the FLUM as presented.
- ❑ Staff finds that the character of the area is primarily residential in nature, and that the 'Residential Mix' (R-MIX) FLUM designation is appropriate in this this location.

Commission Recommendation

12

- ❑ At their regular meeting on February 7, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.