



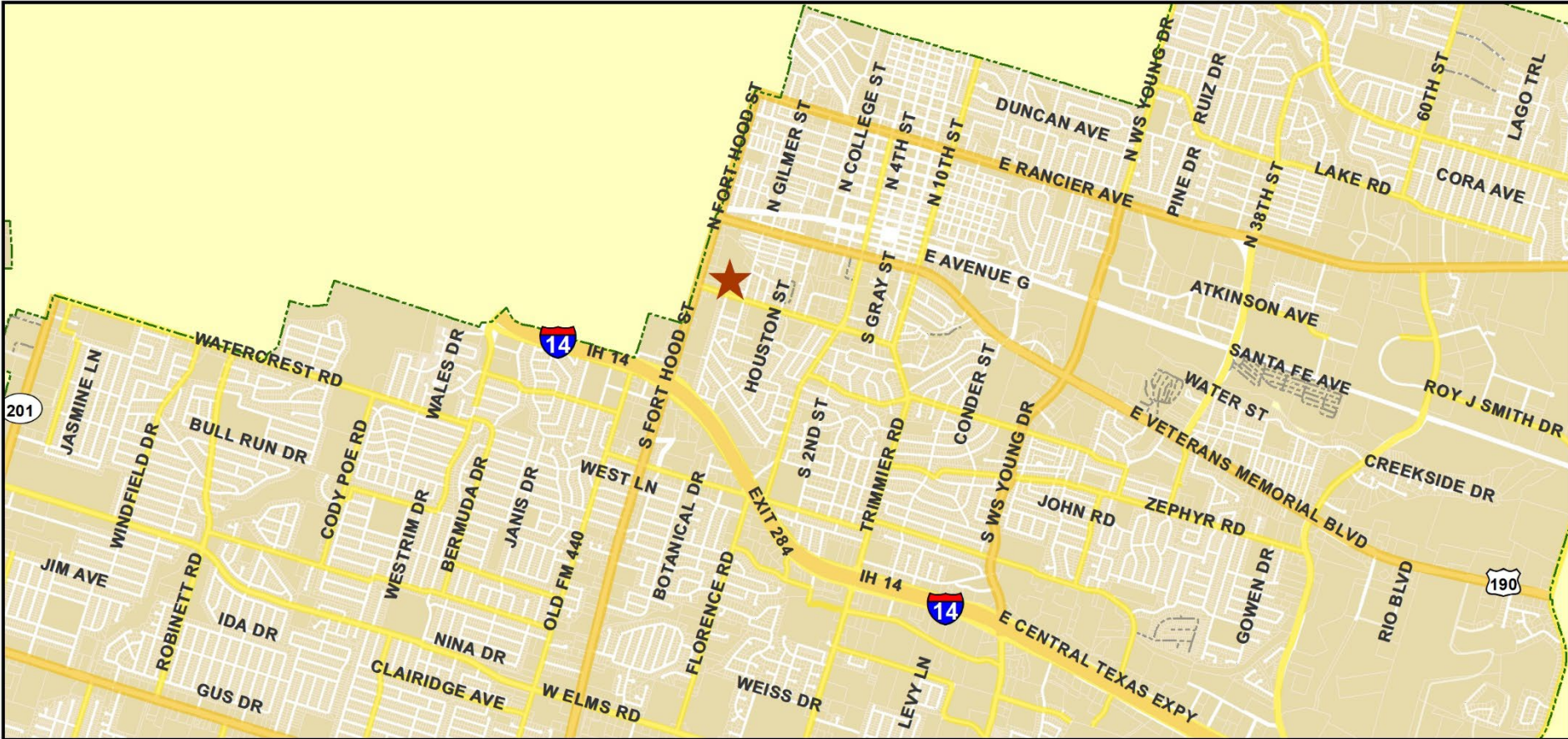
CASE #FLUM22-13: 'GR' TO 'GC'

PH-22-033

May 3, 2022

Case #FLUM 22-13: 'GR' to 'GC'

- ❑ **HOLD** a public hearing and consider an ordinance requested by Eugene Kim on behalf of G3 JS Investments, LLC (**Case #FLUM 22-13**) 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 4.289 acres out of the A. Thompson Survey, Abstract No. 813.
- ❑ The property is locally addressed as 905 W. Hallmark Avenue, Killeen, Texas.



LOCATION MAP

Case: FLUM AMENDMENT 2022-13

Council District: 3

FROM GR TO GC

Subject Property Legal Description: A0813BC A THOMPSON, 770-52, ACRES 4.289



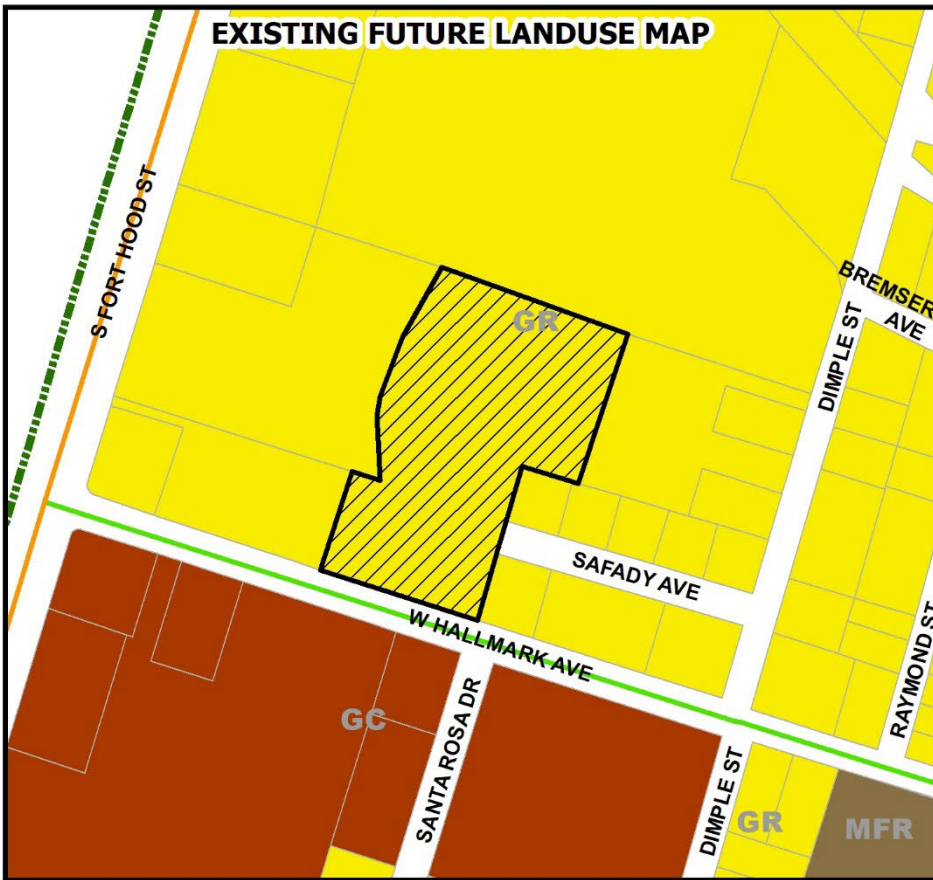
FLUM LOCATION



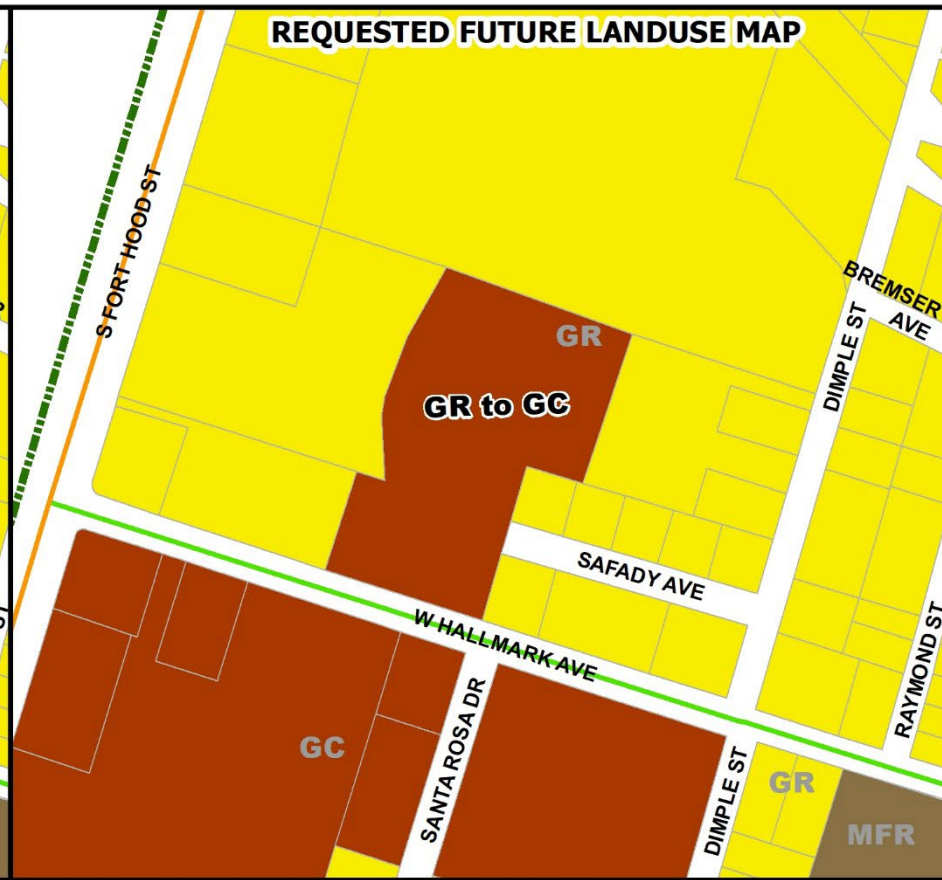
1 inch = 4,167 feet

Date: 3/8/2022

EXISTING FUTURE LANDUSE MAP



REQUESTED FUTURE LANDUSE MAP



FUTURE LAND USE MAP





Case: FLUM AMENDMENT 2022-13

Council District: 3

FROM GR TO GC

Subject Property Legal Description: A0813BC A THOMPSON, 770-52, ACRES 4.289

Future Land Use Legend

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



1 inch = 333 feet

Date: 3/8/2022

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- If approved, the applicant intends to develop the property as a shopping plaza for small to medium size stores, offices, restaurants, and cultural event spaces.
- The applicant has submitted a concurrent request to rezone the property from “R-3” (Multifamily Residential District) to “B-3” (Local Business District).

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- 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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- The property is not within a FEMA regulatory Special Flood Hazard Area (SFHA).
- The property is crossed by Riverine habitat associated with the Hallmark Ditch as identified on the National Wetlands Inventory.

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View of the subject property looking north (from W. Hallmark Ave):



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View of the subject property looking west (from Safady Ave.):



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View of the adjacent property to the east (on Safady Ave.):



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View of the adjacent property to the east (from W. Hallmark Ave):



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View of the adjacent property to the west:



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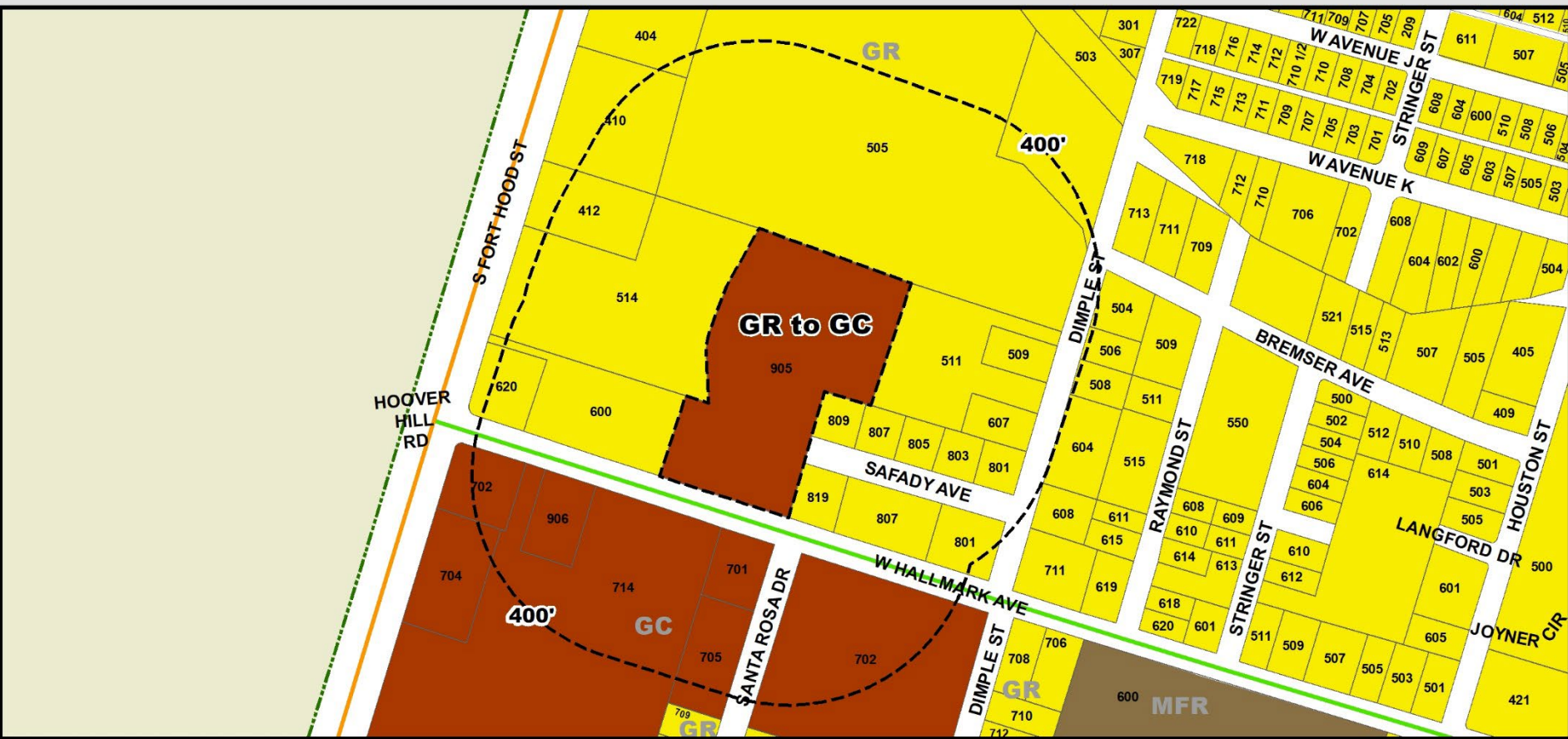
View of the subject property looking southwest:



Public Notification

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- Staff mailed courtesy notices to thirty (30) surrounding property owners regarding this request.
- Of those notified, twelve (12) property owners reside outside of Killeen.



NOTIFICATION MAP

Case: FLUM AMENDMENT 2022-13

Council District: 3

FROM GR TO GC

Subject Property Legal Description: A0813BC A THOMPSON, 770-52, ACRES 4.289

- | Legend | | | |
|--------|--------------------------|--|--------------------------------|
| | Killen City Limits | | Principal Arterial, Existing |
| | Bell County Area | | Multi-Family Residential (MFR) |
| | Minor Arterial, Existing | | General Residential (GR) |
| | | | General Commercial (GC) |



Date: 3/7/2022

Alternatives

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- ❑ 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 Findings

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- Staff finds that the requested FLUM amendment is consistent with the existing commercial land uses adjacent to the subject property.
- Further, staff finds that the proposed commercial use is compatible with the prevailing community character of the area. The surrounding area includes a mix of commercial and residential land uses at varying scales and intensities.
- Staff is of the determination that the proposed 'General Commercial' (GC) land use designation of the subject property would have no adverse impact on the surrounding area.

Recommendation

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- Staff recommends approval of the applicant's request to amend the FLUM as presented.
- At their regular meeting on April 4, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 7 to 0.