



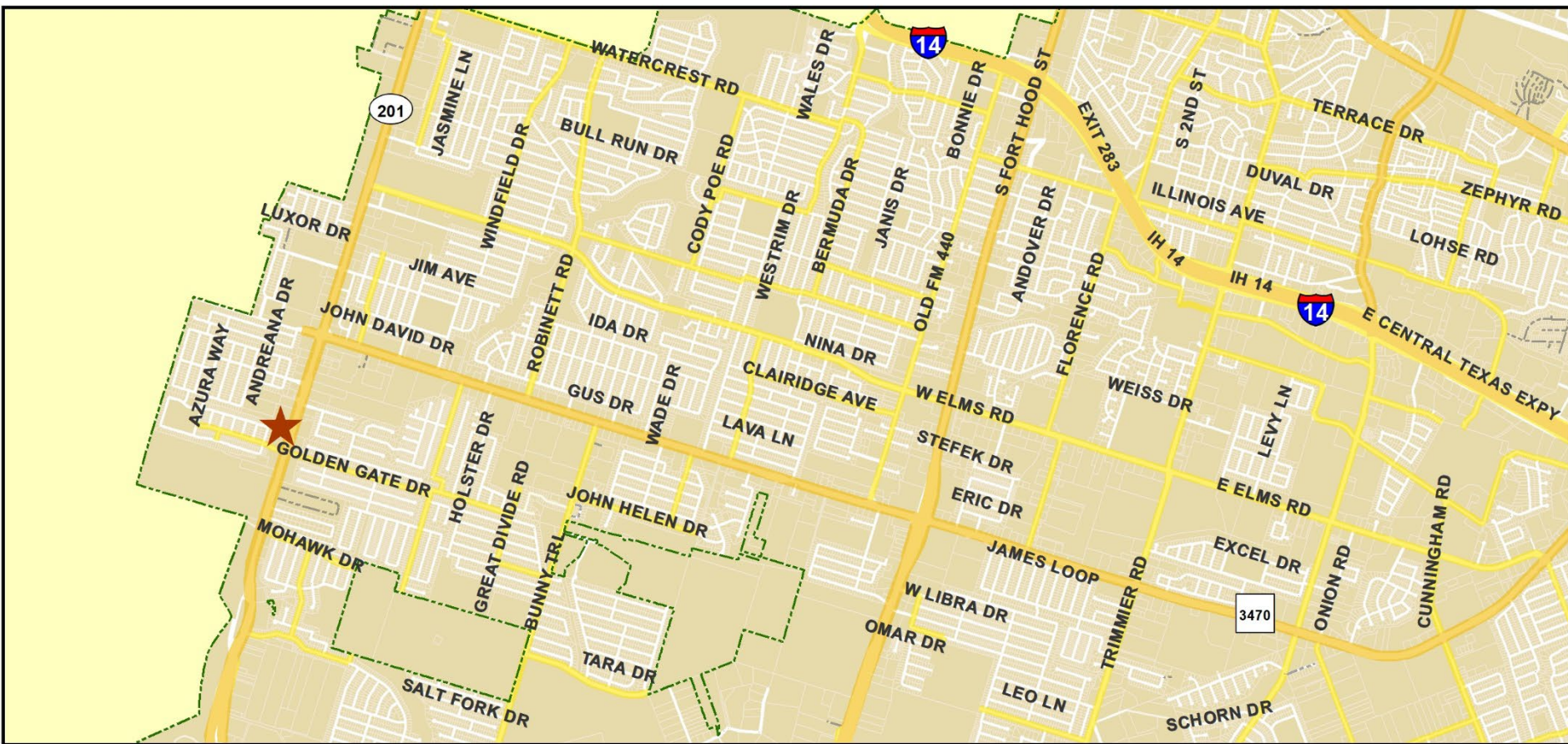
CASE #FLUM22-14: 'SC' TO 'GR'

PH-22-032

May 3, 2022

Case #FLUM 22-14: 'SC' to 'GR'

- ❑ **HOLD** a public hearing and consider an ordinance requested by Killeen Engineering and Surveying, Ltd. on behalf of JOF Developers (**Case #FLUM 22-14**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Suburban Commercial' (SC) designation to a 'General Residential' (GR) designation for approximately 2.90 acres out of the James Cook Survey, Abstract No. 161.
- ❑ The property is locally addressed as 5601 Clear Creek Road, Killeen, Texas.



LOCATION MAP

Case: FLUM AMENDMENT 2022-14

Council District: 4

FROM SC TO GR

Subject Property Legal Description: PART OF A0161BC J COOK, 2, (PT REMAINDER OF 87.996C TRACT), ACRES 5.508



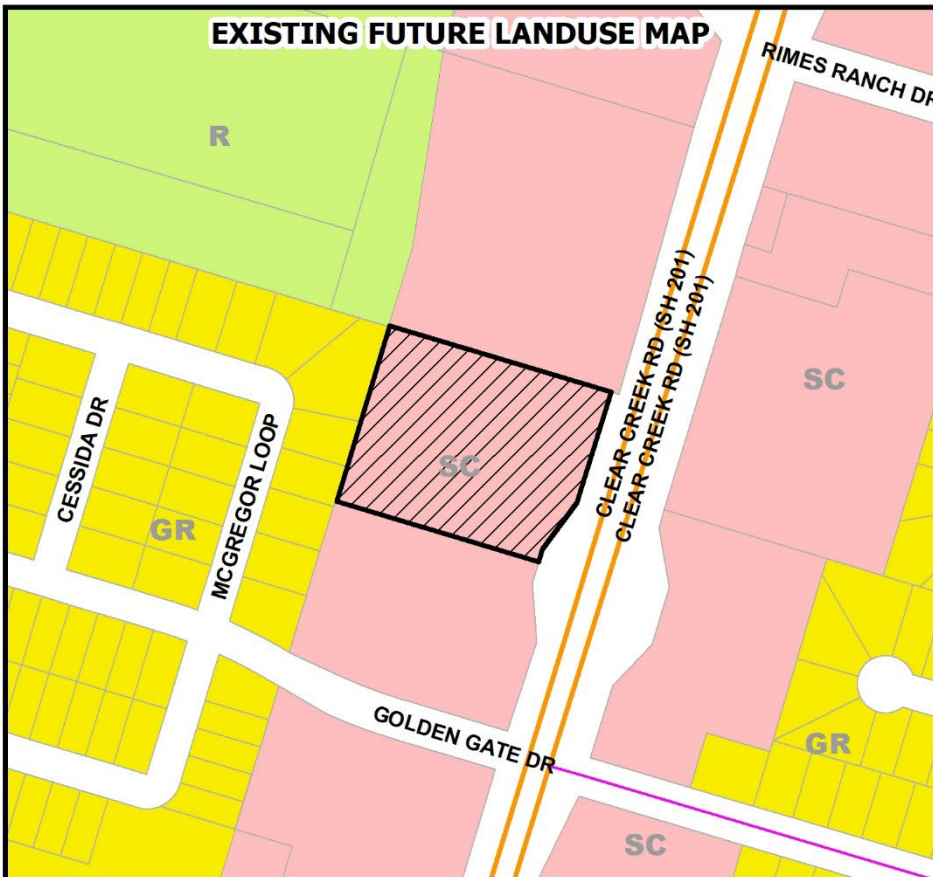
FLUM LOCATION



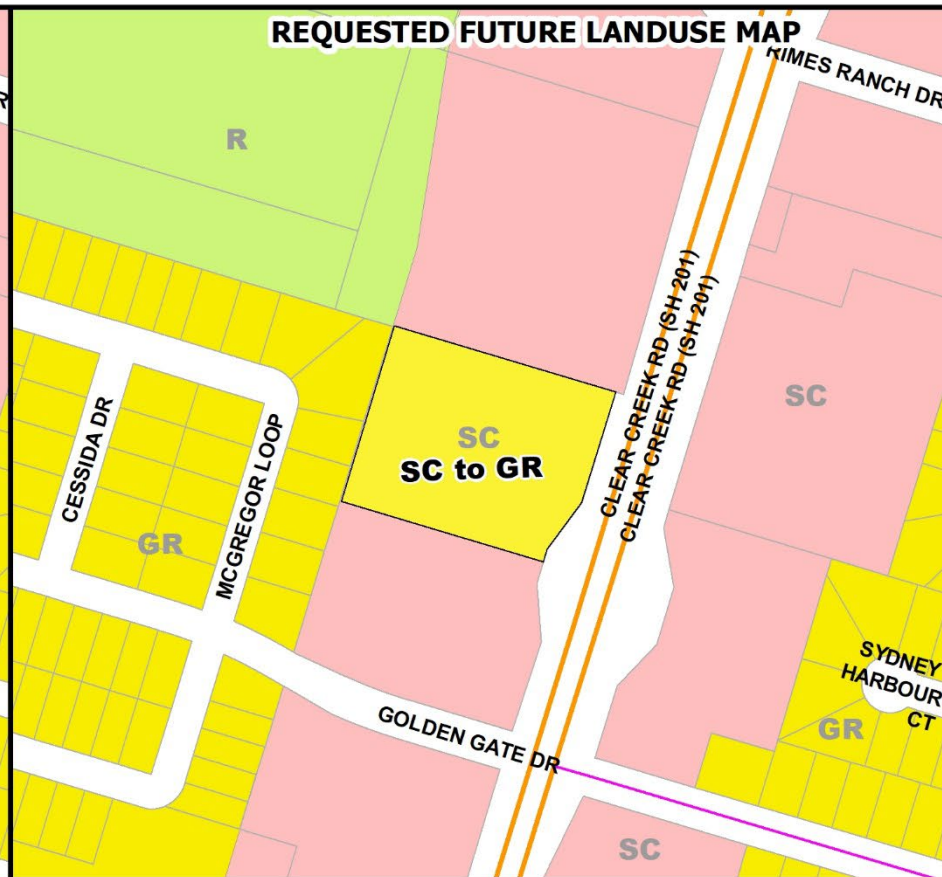
1 inch = 4,167 feet

Date: 3/8/2022

EXISTING FUTURE LANDUSE MAP



REQUESTED FUTURE LANDUSE MAP



FUTURE LAND USE MAP





Case: FLUM AMENDMENT 2022-14

Council District: 4

FROM SC TO GR

Subject Property Legal Description: PART OF A0161BC J COOK, 2, (PT REMAINDER OF 87.996C TRACT), ACRES 5.508

Future Land Use Legend

-  FLUM Case Location selection
-  General Residential (GR)
-  Suburban Commercial (SC)
-  Rural (R)



1 inch = 333 feet

Date: 3/8/2022

Case #FLUM 22-14: 'SC' to 'GR'

5

- ❑ If approved, the applicant intends to extend a cul-de-sac into this subject area and plat approximately nine (9) additional residential lots within the McGregor Estates subdivision.
- ❑ If the FLUM amendment request is approved, the applicant would then request to rezone the property to “R-1” (Single Family Residential District).
- ❑ If the zoning request is approved, the property would then need to be platted.

Case #FLUM 22-14: 'SC' to 'GR'

6

- The 'Suburban Commercial' (SC) designation encourages the following development types:
 - ▣ 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.

Case #FLUM 22-14: 'SC' to 'GR'

7

- If approved, 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.

Case #FLUM 22-14: 'SC' to 'GR'

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 property as identified on the National Wetlands Inventory.

Case #FLUM 22-14: 'SC' to 'GR'

9

View of the subject property looking north:



Case #FLUM 22-14: 'SC' to 'GR'

10

View of the surrounding property looking south:



Case #FLUM 22-14: 'SC' to 'GR'

11

View of the surrounding property to the west:



Case #FLUM 22-14: 'SC' to 'GR'

12

View of Clear Creek Rd. located east of the subject property:



Public Notification

13

- Staff mailed courtesy notices to thirty-two (32) surrounding property owners regarding this request.
- Of those notified, six (6) property owners reside outside of Killeen.

Alternatives

15

- ❑ 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

16

- ❑ Following the Planning and Zoning Commission meeting in February, staff was provided with additional information by the applicant indicating that TxDOT had denied the applicant's request for a driveway permit for this property. Therefore, access to the property from Clear Creek Rd. is prohibited.
- ❑ In addition, there is an existing drainage ditch between the subject property and the adjacent commercial property to the south, which would make accessing the property from the south cost prohibitive.

Staff Recommendation

17

- Based on these constraints, staff finds that developing this site for commercial use is impracticable.
- Therefore, staff recommends approval of the applicant's request as presented.

Commission Recommendation

18

- ❑ At their regular meeting on April 4, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 5 to 1 with Commissioner Minor in opposition.