



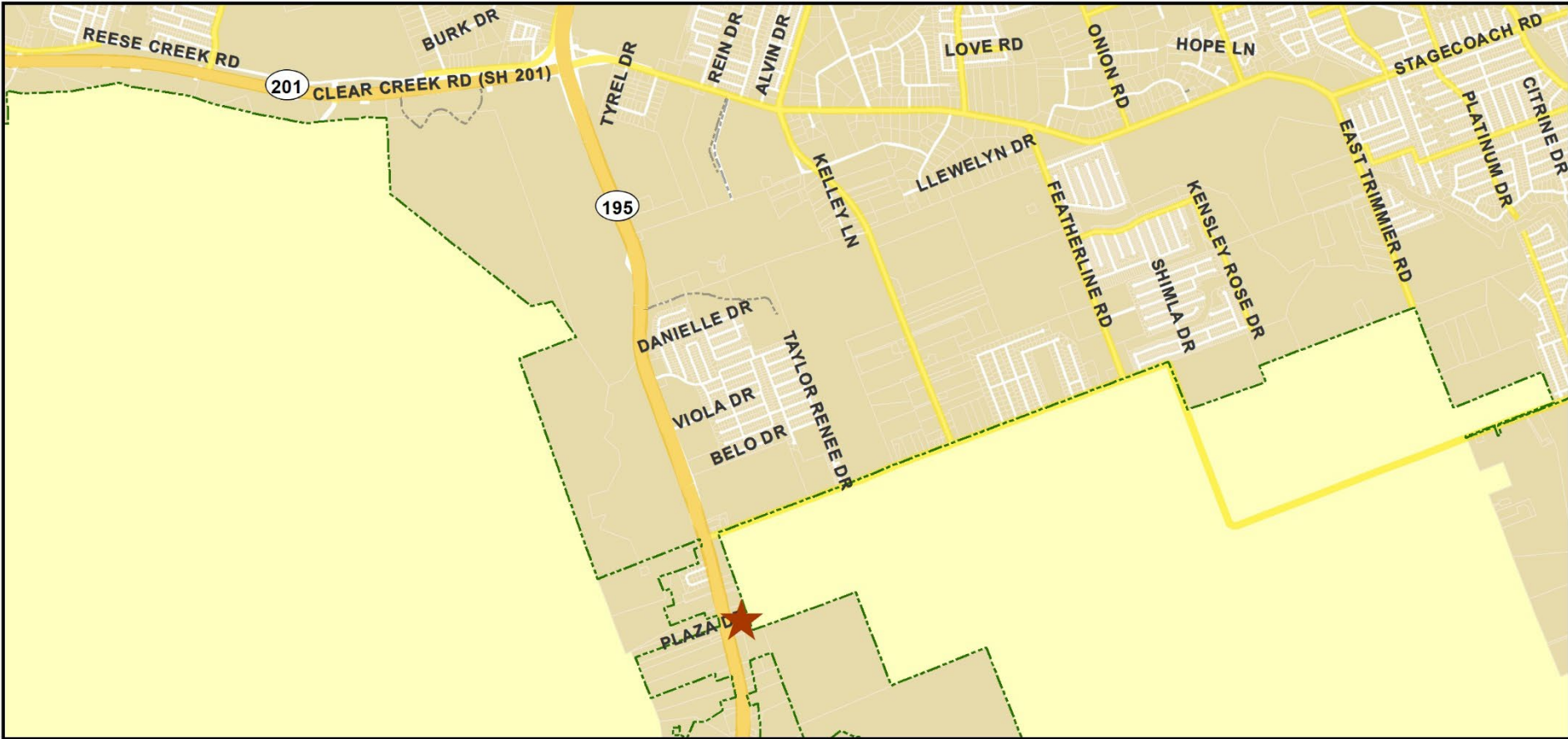
CASE #FLUM22-16: 'I' TO 'GC'

PH-22-038

May 17, 2022

## Case #FLUM 22-16: 'I' to 'GC'

- ❑ **HOLD** a public hearing and consider an ordinance requested by All County Surveying, Inc. on behalf of Joel Barton (**Case #FLUM 22-16**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from an 'Industrial' (I) designation to a 'General Commercial' (GC) designation, being approximately 3.583 acres out of the Richard A. McGee Survey, Abstract No. 561.
- ❑ The property is locally addressed as 12176 S. Fort Hood Street, Killeen, Texas.



## LOCATION MAP

### Case: FLUM AMENDMENT 2022-16

Council District: 3

FROM I TO GC

Subject Property Legal Description: A0561BC R A MCGEE, ACRES 2.0 AND A0561BC R A MCGEE, ACRES 1.58



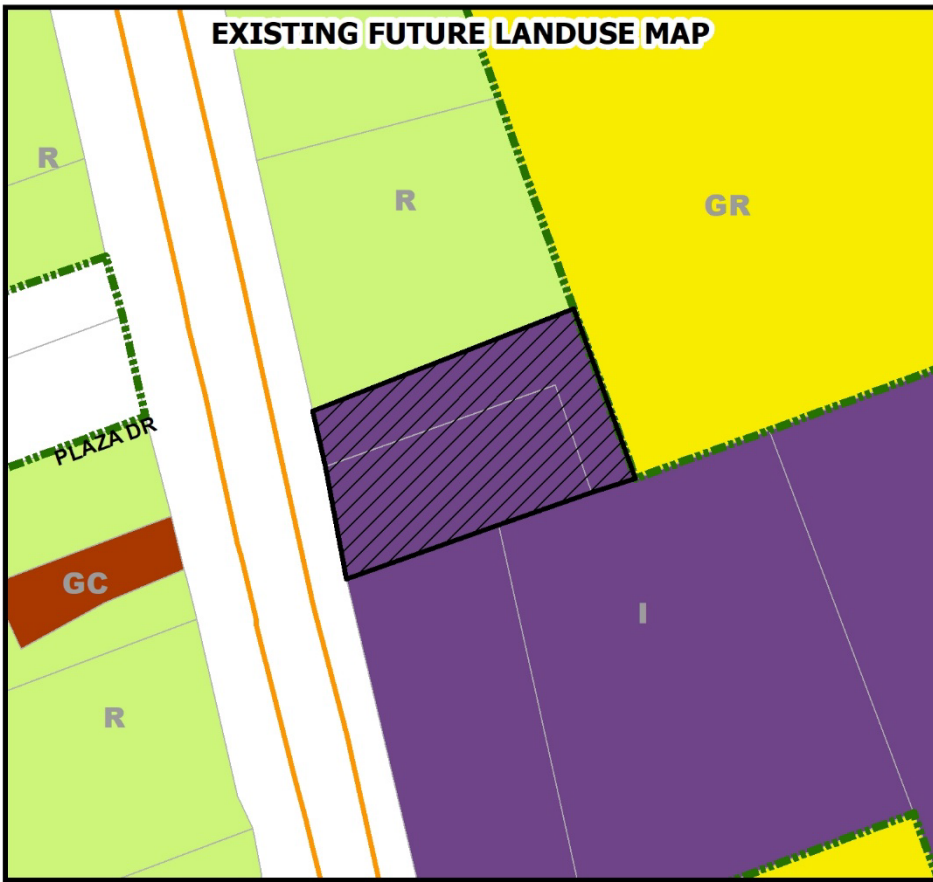
**FLUM LOCATION**



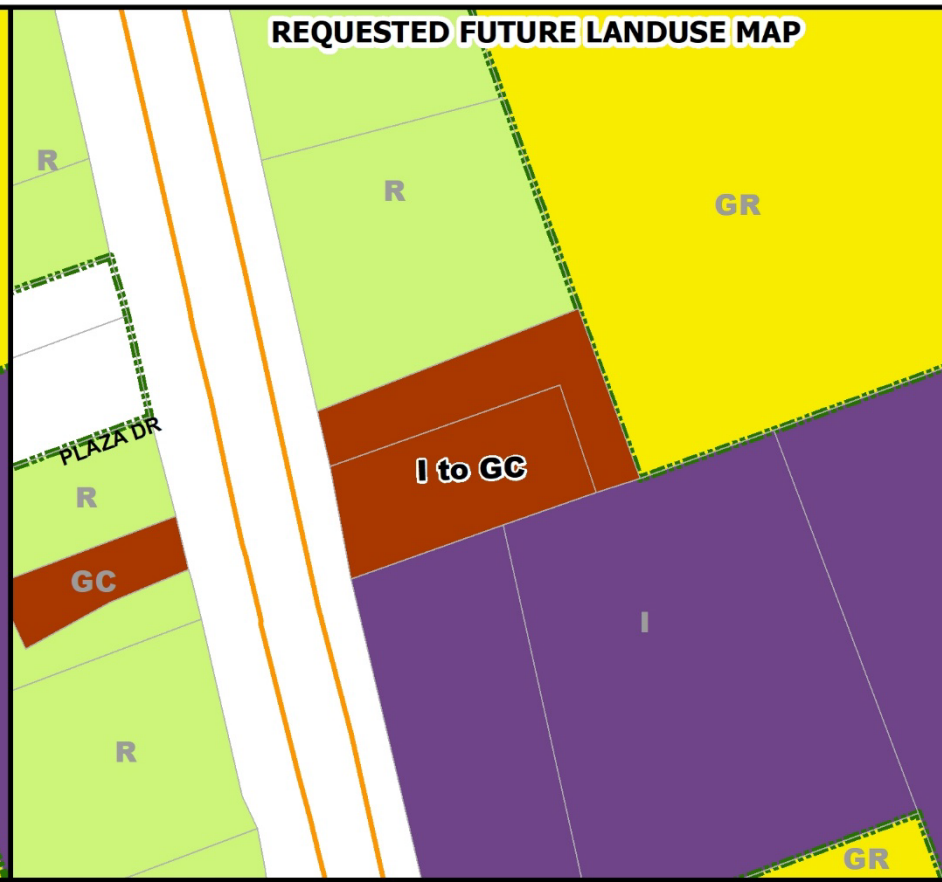
1 inch = 4,167 feet

Date: 3/21/2022

## EXISTING FUTURE LANDUSE MAP



## REQUESTED FUTURE LANDUSE MAP



### FUTURE LAND USE MAP






#### **Case: FLUM AMENDMENT 2022-16**

Council District: 3

FROM I TO GC

Subject Property Legal Description: A0561BC R A MCGEE, ACRES 2.0 AND A0561BC R A MCGEE, ACRES 1.58

#### Future Land Use Legend

-  FLUM Case Location
-  Industrial (I)
-  General Residential (GR)
-  General Commercial (GC)
-  Rural (R)



1 inch = 333 feet

Date: 3/21/2022

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- If approved, the applicant intends to develop a boat and recreational vehicle storage facility on the property.
- The applicant has submitted a concurrent request to rezone the property "A" (Agricultural District) & "B-3" (Local Business District) to "B-5" (Business District).

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- This property is designated as 'Industrial' (I) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The 'Industrial' (I) designation encourages the following development types:
  - ▣ Heavy and light industrial activities;
  - ▣ Heavy commercial;
  - ▣ Office uses accessory to a primary industrial use; and
  - ▣ Public/institutional.

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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 properties are 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.



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View of the subject property looking east (from S. Fort Hood St):



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View of the subject property looking north:



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View of the adjacent property to the north, zoned "A":



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View of the adjacent property to the south (Killeen Transfer Station), zoned “M-1”:





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View of the property to the west (across S. Fort Hood St.), zoned “B-3”:



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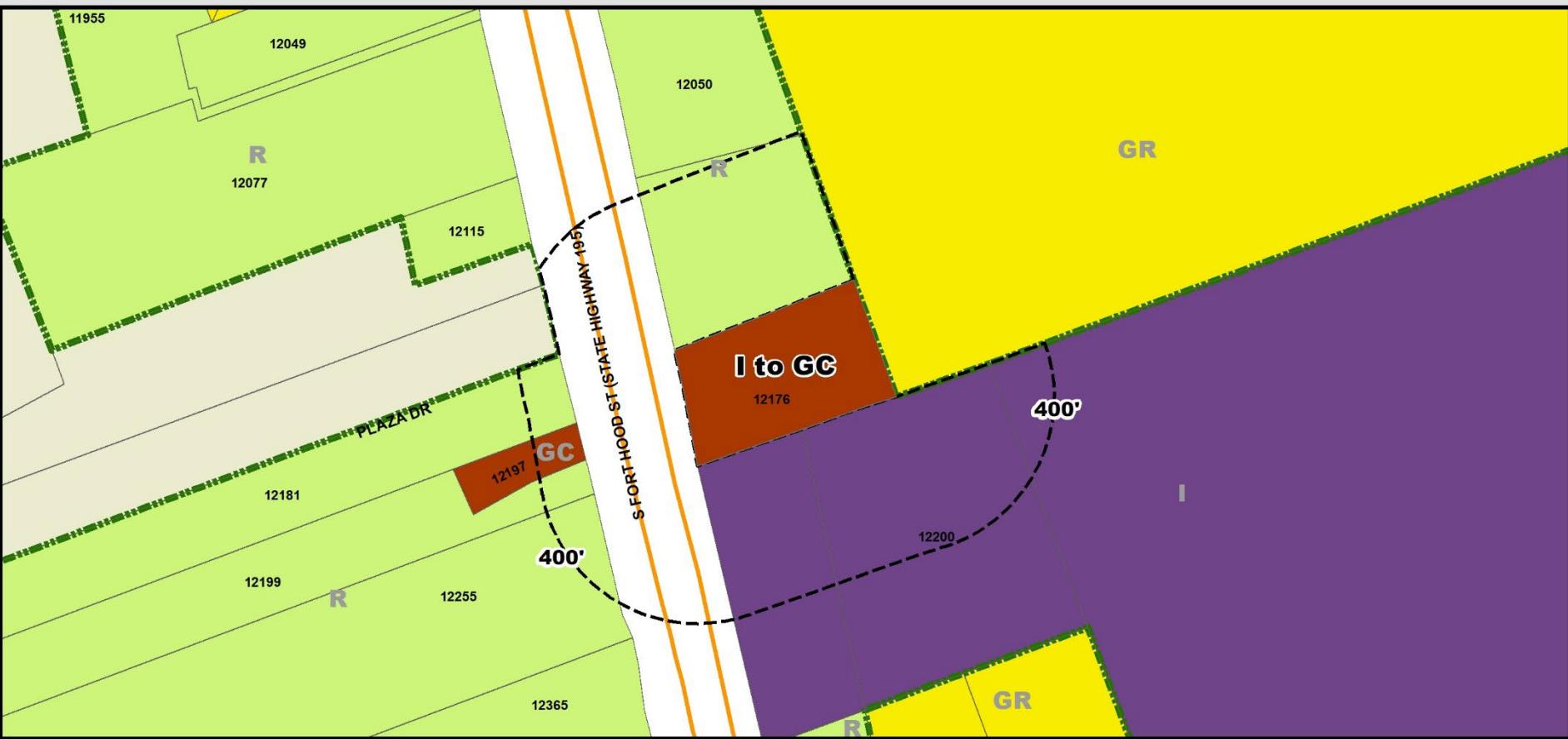
View of the property to the west (across S. Fort Hood St.), zoned "B-5":



# Public Notification

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- Staff mailed courtesy notices to eleven (11) surrounding property owners regarding this request.
- Of those notified, two (2) property owners reside outside of Killeen.



**NOTIFICATION MAP**

**Case: FLUM AMENDMENT 2022-16**

Council District: 3

FROM I TO GC

Subject Property Legal Description: A0561BC R A MCGEE, ACRES 2.0 AND A0561BC R A MCGEE, ACRES 1.58

- Legend**
- Killeen City Limits
  - Bell County Area
  - Principal Arterial, Existing
  - Industrial (I)
  - General Residential (GR)
  - Rural (R)
  - General Commercial (GC)



Date: 4/19/2022



# 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 Recommendation

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- Staff finds that the request is compatible with the surrounding land uses and prevailing community character. The character of the area includes a mix of residential, commercial, and institutional uses.
- Therefore, staff recommends approval of the applicant's request to amend the FLUM as presented.

# Commission Recommendation

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- At their regular meeting on April 18, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.