



CASE # FLUM19-11: “SR” TO “GC”

PH-19-037A

October 1, 2019

# Case # FLUM19-11: “SR” to “GC”

2

- ❑ Carlos Uresti Jr. (**Case #FLUM19-11**) submits this request to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Suburban Residential' designation to a 'General Commercial' designation for approximately 2.57 acres, out of the James Cook Survey, Abstract No. 161.
- ❑ The property is located on the east right-of-way of Trimmier Road and is adjacent to the KISD Satellite Transportation Facility, Killeen, Texas.
- ❑ The applicant is requesting this amendment the Comprehensive Plan's Future Land Use Map (FLUM) to develop the land for a heating, ventilation and air conditioning (HVAC) business.



#### FLUM LOCATION MAP

Case: FLUM AMENDMENT 2019-11

Council District: 3

**SUBURBAN RESIDENTIAL TO GENERAL COMMERCIAL**

Subject Property Legal Description: A02008C W H COLE, 3, ACRES 2.57

#### FUTURE LANDUSE LOCATION MAP



**FLUM LOCATION**



1 inch = 2,500 feet

# Case # FLUM19-11: “SR” to “GC”

4

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

# Case # FLUM19-11: “SR” to “GC”

- ❑ If approved, the ‘General Commercial’ (GC) designation encourages the following development types:
  - A 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
  - Parks and public spaces

# EXISTING FUTURE LANDUSE MAP

# REQUESTED FUTURE LANDUSE MAP



## FLUM Notification Plan

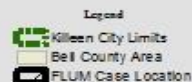
### Case: FLUM AMENDMENT 2019-11

Council District: 3

FROM: SR TO GC

1 inch = 500 feet

Subject Property Legal Description: A0200BC W H COLE, 3, ACRES 2.57



## Existing Future Land Use Legend

- General Residential (GR)
- Suburban Residential (SR)
- Estate (E)

Date: 9/18/2019

# Alternatives

7

- ❑ The City Council has three (3) alternatives. The City Council may:
  - approve the applicant's FLUM amendment request;
  - approve a more restrictive FLUM designation; or
  - disapprove the applicant's FLUM amendment request.

# Recommendations

8

- ❑ Staff recommends that the City Council disapprove the applicant's request to amend the Comprehensive Plan's Future Land Use Map (FLUM) to a 'General Commercial' designation.
- ❑ The Planning and Zoning Commission recommended disapproval of the applicant's request by a vote of 4 to 1, with Commissioner Alvarez opposed to the motion.