CASE #FLUM19-12 'SC' TO 'GR'
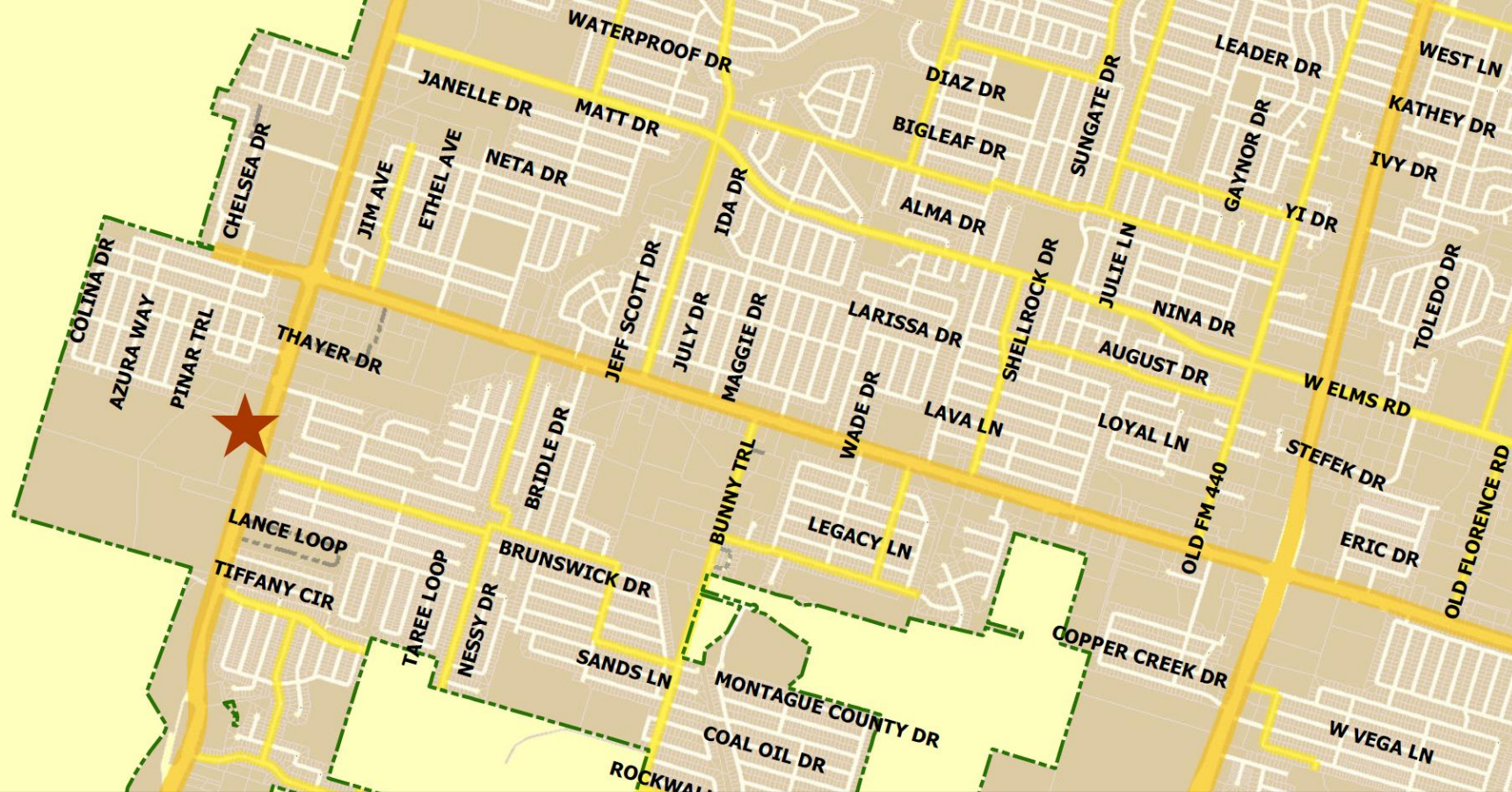
CASE #: FLUM19-12 'SC' to 'GR'

- Killeen Engineering & Surveying, Ltd. submits this request 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.

- The property is located on the west right-of-way of Clear Creek Road, approximately 350 ft. north of the proposed Golden Gate Drive, Killeen, Texas.

FUTURE LANDUSE LOCATION MAP

Case: FLUM AMENDMENT 2019-12
Council District: 4
SUBURBAN COMMERCIAL TO GENERAL RESIDENTIAL
Subject Property Legal Description: 2.90 ACRES OF A0161BC J COOK, 2, (PT 86.998AC TRACT), ACRES 10.574

★ FLUM LOCATION
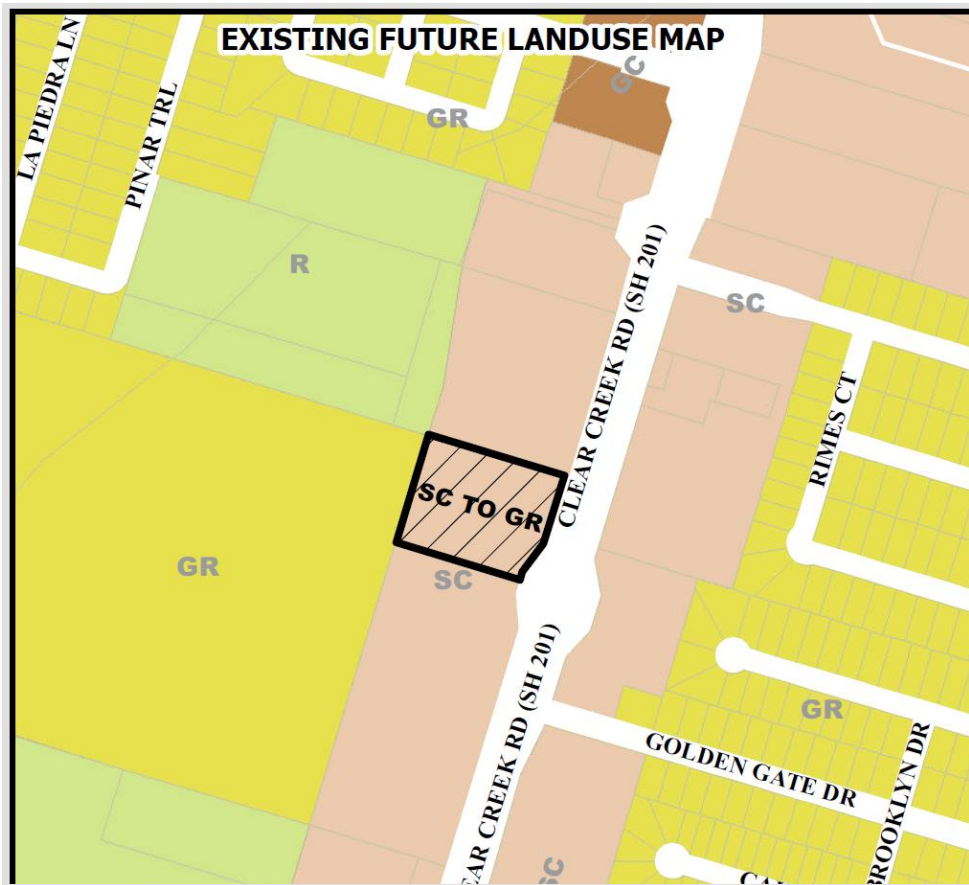
1 inch = 2,500 feet

CASE #: FLUM19-12 'SC' to 'GR'

- 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
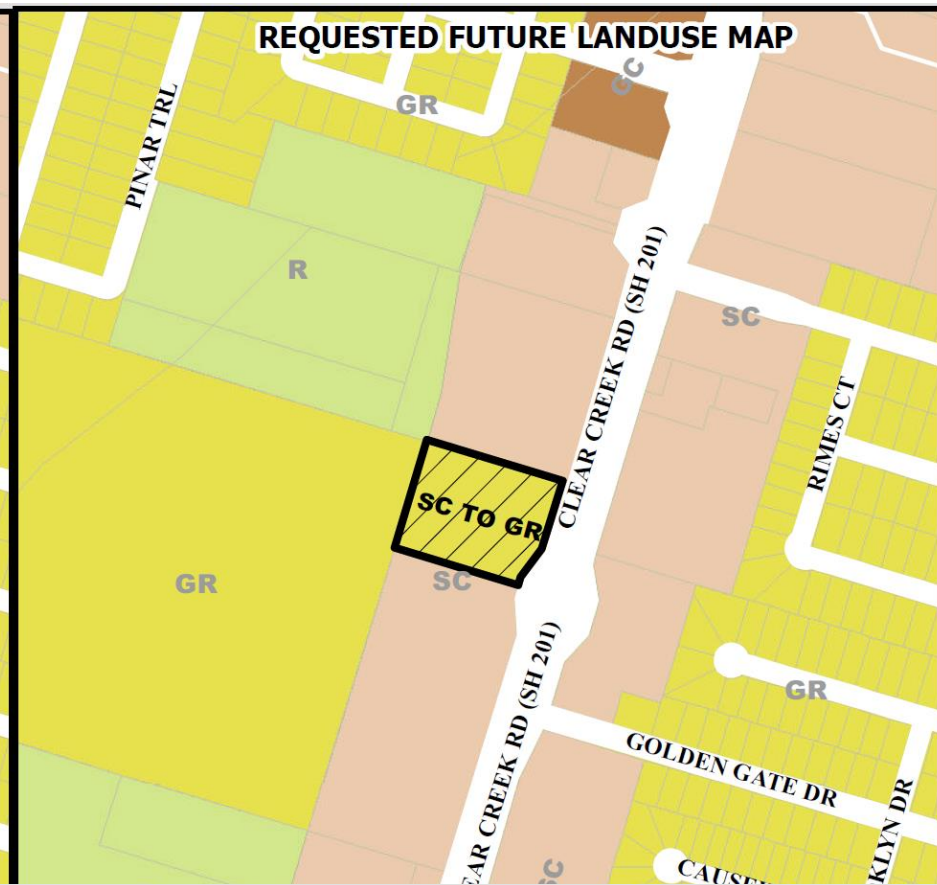 - Parks and public spaces

CASE #: FLUM19-12 'SC' to 'GR'

- If approved, the 'General Residential' ('GR') designation encourages the following development types:
  - Detached residential dwellings the 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
  - Parks and public spaces

EXISTING FUTURE LANDUSE MAP

LA PIEDRA LN
PINAR TRL
GR
R
GC
SC
CLEAR CREEK RD (SH 201)
RIMES CT
SC TO GR
SC
GR
SC
CLEAR CREEK RD (SH 201)
GR
GOLDEN GATE DR
Brooklyn DR

REQUESTED FUTURE LANDUSE MAP

PINAR TRL
GR
R
GC
SC
CLEAR CREEK RD (SH 201)
RIMES CT
SC TO GR
GR
SC
SC
CLEAR CREEK RD (SH 201)
GR
GOLDEN GATE DR
KLYN DR
CAUSE...

FLUM Notification Plan
Case: FLUM AMENDMENT 2019-12
Council District: 4
FROM: SC TO GR
1 inch = 500 feet
Subject Property Legal Description: 2.90 ACRES OF A0161BC J COOK, 2, (PT 86.998AC TRACT), ACRES 10.574

N
W   E
S

Legend
Killeen City Limits
Bell County Area
FLUM Case Location

Existing Future Land Use Legend
General Residential (GR)
General Commercial (GC)
Suburban Residential (SR)
Suburban Commercial (SC)
Rural (R)

Date: 11/4/2019

Alternatives

- The City Council has two (2) alternatives. The City Council may:

  - approve the 'General Residential' FLUM amendment request; or

  - disapprove the 'General Residential' FLUM amendment request.

Recommendations

- Staff recommends disapproval of the applicant's request to change the FLUM from 'Suburban Commercial' to 'General Residential'.

- The Planning and Zoning Commission recommended disapproval of the applicant's FLUM request by a vote of 5 to 1, with Commissioner Holly opposed to the motion.