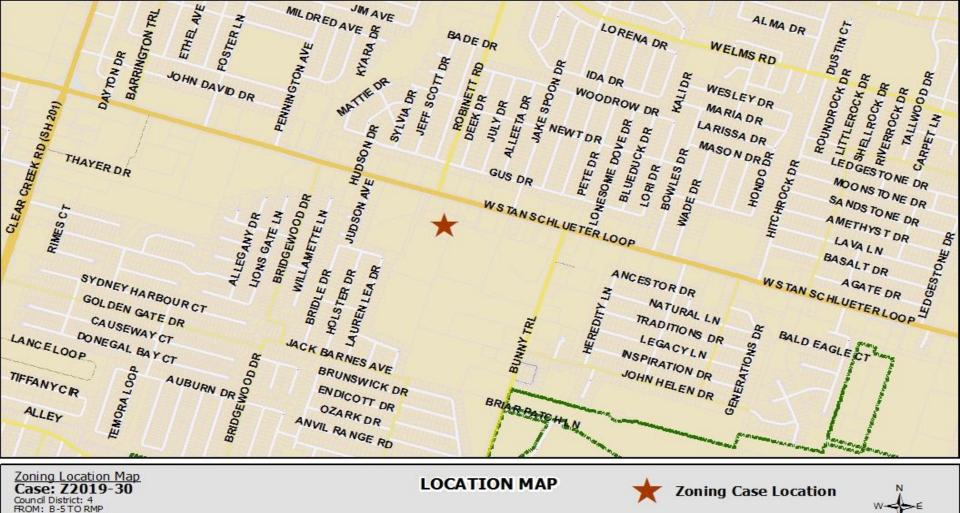


CASE #FLUM19-13 'GC' TO 'GR'

PH-20-003

January 21, 2020

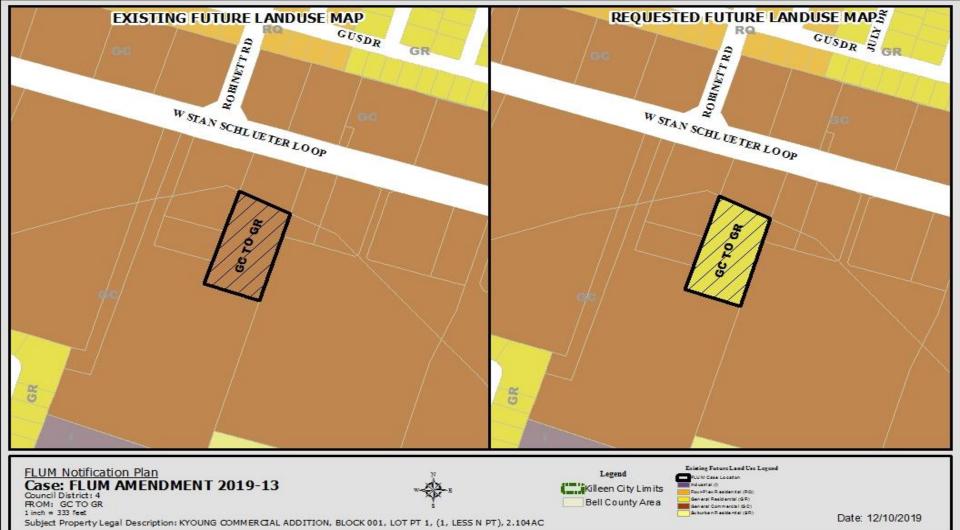
- William Jones, on behalf of Kyoung Enterprises, Inc., submits this request to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'General Commercial' designation to a 'General Residential' designation for approximately 2.104 acres.
- The property is part of Lot 1, Block 1, Kyoung Commercial Addition.
- The property is located at 3804 W. Stan Schlueter Loop, Killeen, Texas.

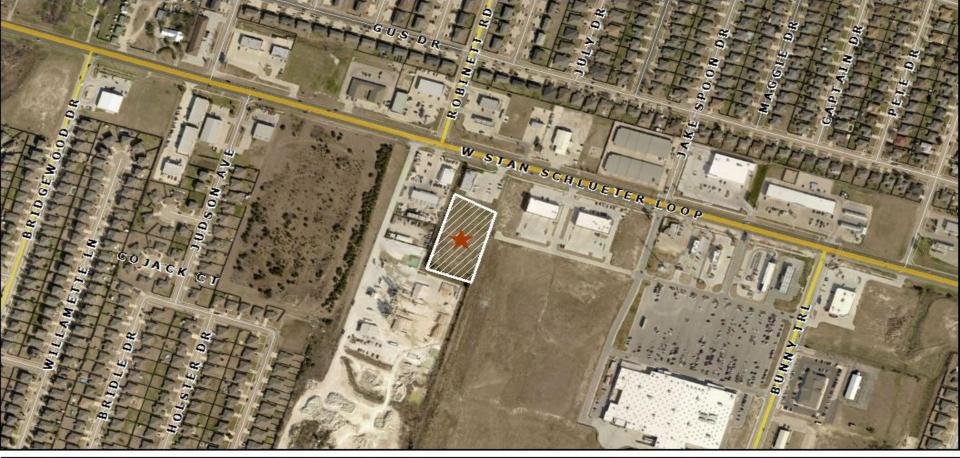


1 inch = 1,250 feet
Subject Property Legal Description: KYOUNG COMMERCIAL ADDITION, BLOCK 001, LOT PT 1, (1, LESS N PT), 2.104AC

- 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
  - Parks and public spaces

- 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





**FUTURE LANDUSE LOCATION MAP** 

FLUM LOCATION MAP
Case: FLUM AMENDMENT 2019-13
Council District: 4
GENERAL COMMERCIAL TO GENERAL RESIDENTIAL

Subject Property Legal Description: KYOUNG COMMERCIAL ADDITION, BLOCK 001, LOT PT 1, (1, LESS N PT), 2.104AC





1 inch = 417 feet

## **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.

- Staff recommends disapproval of the applicant's request to change the FLUM from 'General Commercial' to 'General Residential'.
- The Planning and Zoning Commission recommended disapproval of the applicant's FLUM request by a vote of 4 to 1, with Commissioner Gukeisen in opposition to the motion.