



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

PH-20-003

January 21, 2020

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- 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.



Zoning Location Map
Case: Z2019-30

Council District: 4
 FROM: B-5 TO RMP
 1 inch = 1,250 feet

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

LOCATION MAP



Zoning Case Location



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- 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

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- 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

REQUESTED FUTURE LANDUSE MAP



FLUM Notification Plan

Case: FLUM AMENDMENT 2019-13

Council District: 4

FROM: GC TO GR

1 inch = 333 feet

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



Legend

- Killeen City Limits
- Bell County Area

Existing Future Land Use Legend

- FLUM Case Location
- Industrial (I)
- Fourplex Residential (RQ)
- General Residential (GR)
- General Commercial (GC)
- Suburban Residential (SR)

Date: 12/10/2019



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

FUTURE LANDUSE LOCATION MAP



FLUM LOCATION



1 inch = 417 feet

Alternatives

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- 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

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- ❑ 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.