



FLUM CASE #20-07: 'GC' & 'GR' TO 'PD'

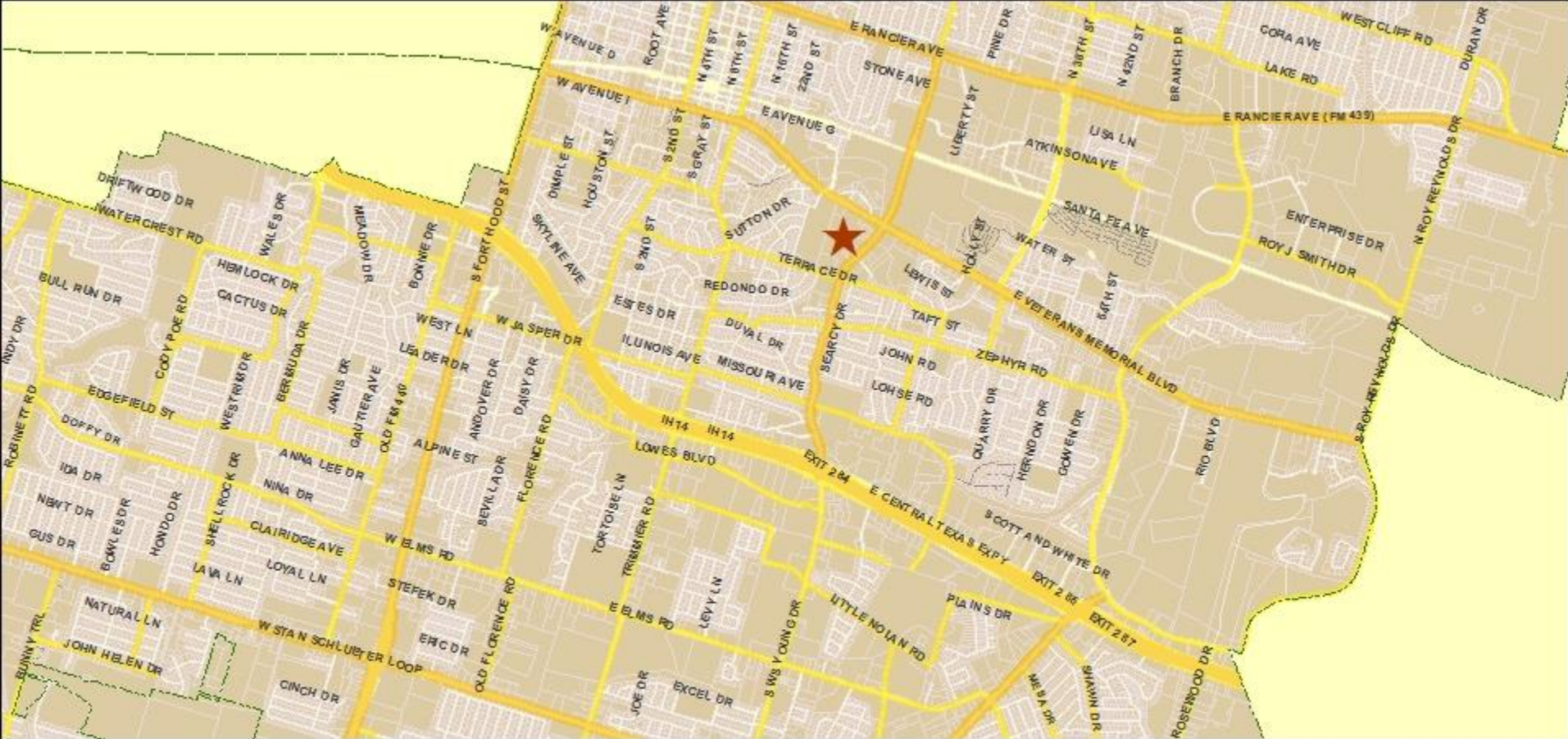
PH-20-047

January 5, 2021

Case #FLUM 20-07 – ‘GC’ & ‘GR’ to ‘PD’

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- ❑ **HOLD** a public hearing and consider a request submitted by Karen Wunsch on behalf of S. Young Family Ltd. (c/o Susan Young Jones) (**Case #FLUM20-07**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'General Commercial' (GC) and 'General Residential' (GR) designation to a 'Planned Development' designation for approximately 22.33 acres, out of the J. Goslin Survey, Abstract No. 344 and the H. C. McClung Survey, Abstract No. 570.
- ❑ The property is addressed as 1900 E. Veterans Memorial Boulevard, Killeen, Texas.



FLUM LOCATION MAP

Case: FLUM AMENDMENT 2020-07

Council District: 3
FROM: GR AND GC TO PD

Subject Property Legal Description: A0344BC J GOSLIN, ACRES 10.126 AND A0570BC H C MCCLUNG, 745-55, (S OF HWY 190, W OF WS YOUNG), ACRES 4.749

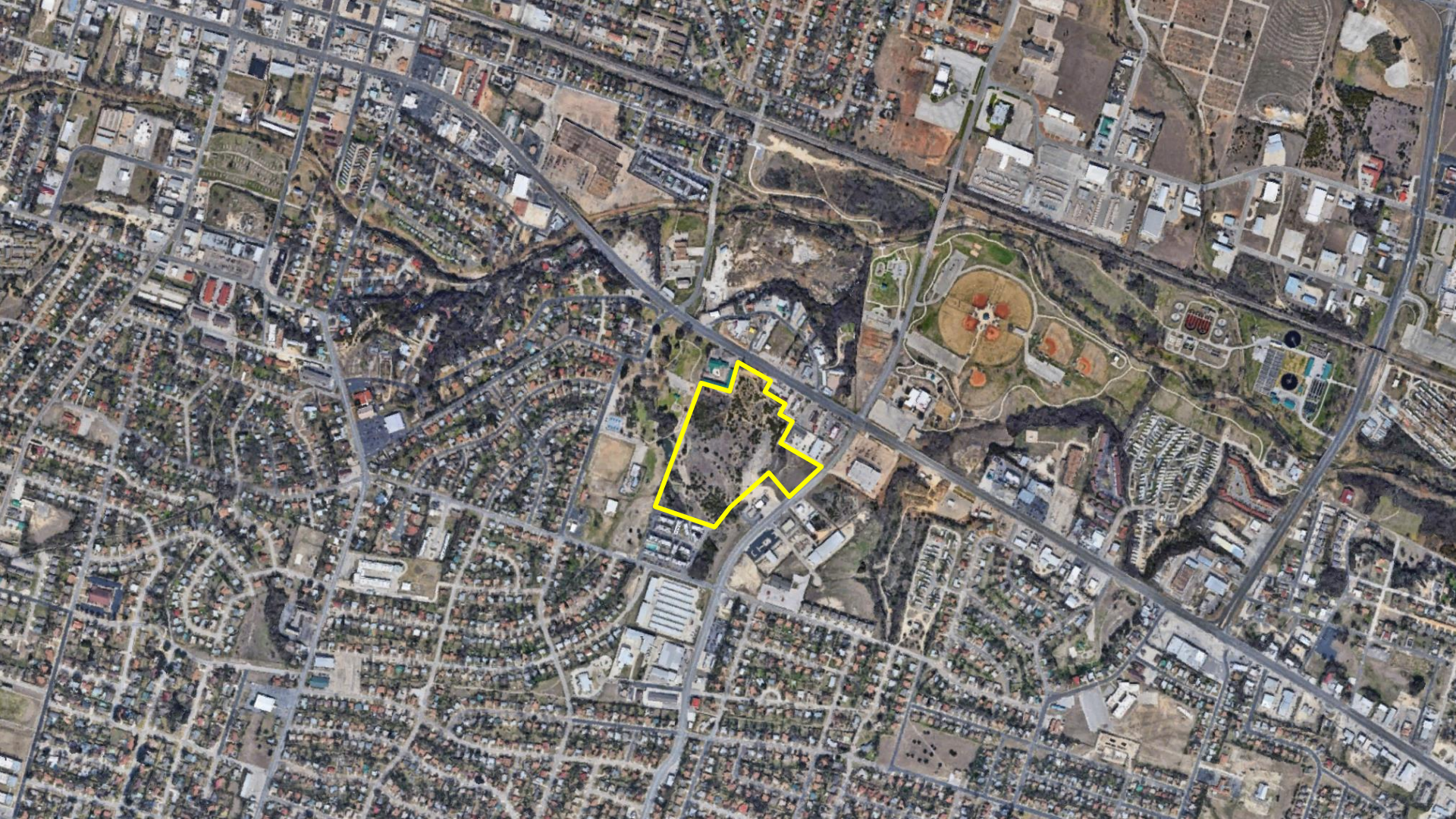
FUTURE LANDUSE LOCATION MAP



FLUM LOCATION



1 inch = 4,167 feet



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- ❑ A breakdown of the FLUM amendment request is as follows:
 - ❑ Approx. 5.14 acres from ‘General Commercial’ (GC) to ‘Planned Development’ (PD); and
 - ❑ Approx. 17.19 acres from ‘General Residential’ (GR) to ‘Planned Development’ (PD).
- ❑ The applicant has submitted a concurrent rezoning request for a Planned Unit Development (PUD) for “R-3A” (Multi-Family Apartment Residential District) uses.

EXISTING FUTURE LANDUSE MAP

REQUESTED FUTURE LANDUSE MAP



FLUM Notification Plan

Case: FLUM AMENDMENT 2020-07

Council District: 3

FROM GR AND GC TO PD

1 inch = 493 feet

Subject Property Legal Description: A0344BC J GOSLIN, ACRES 10.126 AND A0570BC H C MCCLUNG, 745-55, (S OF HWY 190, W OF WS YOUNG), ACRES 4.749

Legend



Existing Future Land Use Legend



Date: 11/12/2020

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- The property is designated as ‘General Residential’ (GR) and ‘General Commercial (GC) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- ‘General Residential’ (‘GR’) and ‘General Commercial’ (GC) land use designations have an auto-oriented character, which can be offset by enhanced building design, landscaping, reduced site coverage, well-designed signage, etc.

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- The ‘General Residential’ (GR) designation encourages the following development types:
 - Detached residential dwellings as a 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; and
 - Parks and public spaces.

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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 depending on the site;
 - ❑ Office;
 - ❑ Public/ institutional; and
 - ❑ Parks and public spaces.

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- If approved, the ‘Planned Development’ (PD) has the potential for distinct character areas within an overall development design. Site design and development quality should be superior given strategic location and high profile.
- ‘Planned Development’ (PD) designation encourages the following development types:
 - ▣ Mixed uses (retail, office, residential, public);
 - ▣ Variety of housing types; and
 - ▣ Parks and public spaces.

Alternatives

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- ❑ The City Council has two (2) alternatives. The Council may:
 - ▣ Disapprove the applicant's request; or
 - ▣ Approve the applicant's request as presented.

Staff Recommendation

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- Staff recommends approval of the 'Planned Development' (PD) FLUM designation.
- Staff is of the determination that the applicant's 'Planned Development' (PD) designation request, as presented in the exhibits, is consistent and compatible with the existing residential and commercial land uses and prevailing community character and is in conformance with the PUD requirements outlined in Sec. 31-256.9.

Planning and Zoning Recommendation

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- At their meeting on November 16, 2020, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 1, with Commissioner Gukeisen in opposition.