



CASE #FLUM21-04: 'GR' TO 'GC'

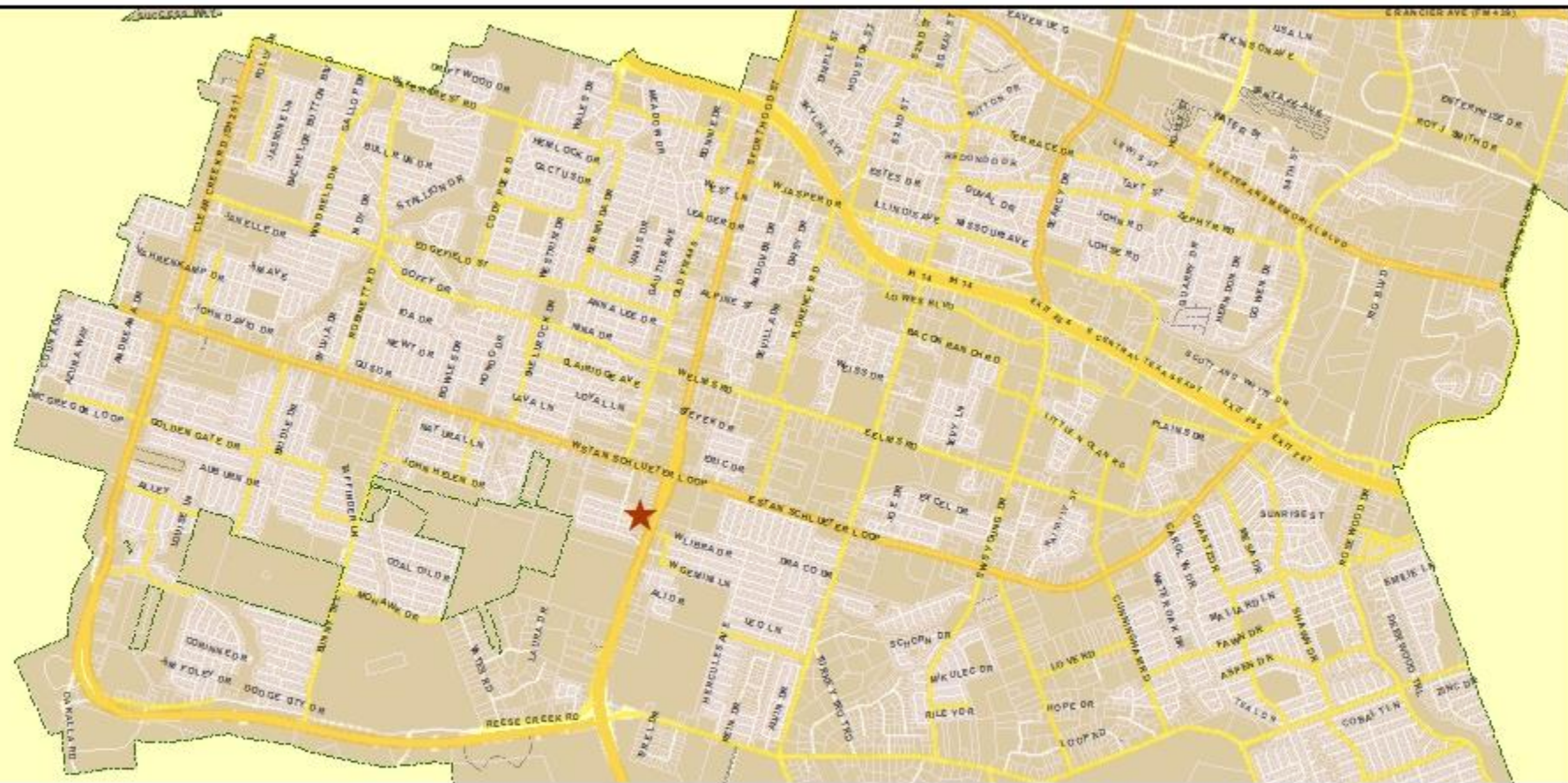
PH-21-037

August 3, 2021

Case #FLUM21-04 – ‘GR’ to ‘GC’

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- ❑ **HOLD** a public hearing and consider a request submitted by Johnson-Bell Investments, LLC, (**Case #FLUM21-04**) to amend the Comprehensive Plan’s Future Land Use Map (FLUM) from a ‘General Residential’ (GR) designation to a ‘General Commercial’ (GC) designation for approximately 0.53 acre, being out of the Lee Residential Addition, Block 01, Lot 01.
- ❑ The property is locally addressed as 5102 Cinch Drive, Killeen, Texas.



Case: FLUM AMENDMENT 2021-04

Council District: 4

FROM GR TO GC

Subject Property Legal Description: LEE RESIDENTIAL ADDITION, BLOCK 001, LOT 0001, ACRES .53



FLUM LOCATION



1 inch = 5,280 feet

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Subject property looking east:



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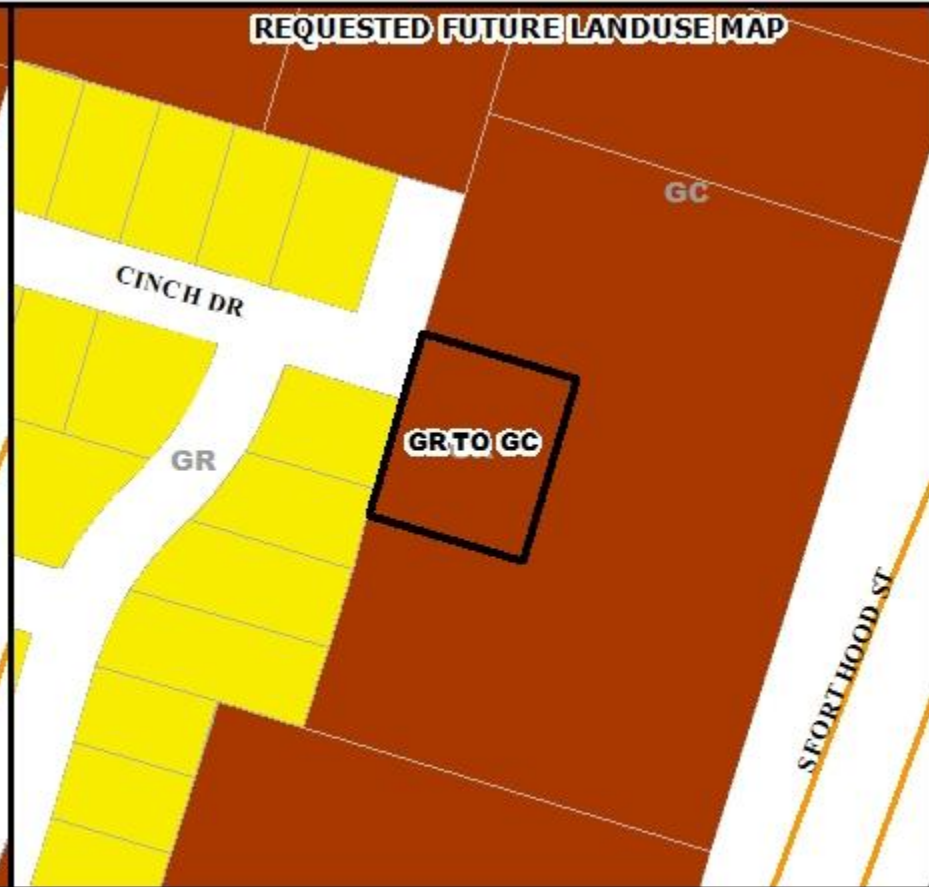
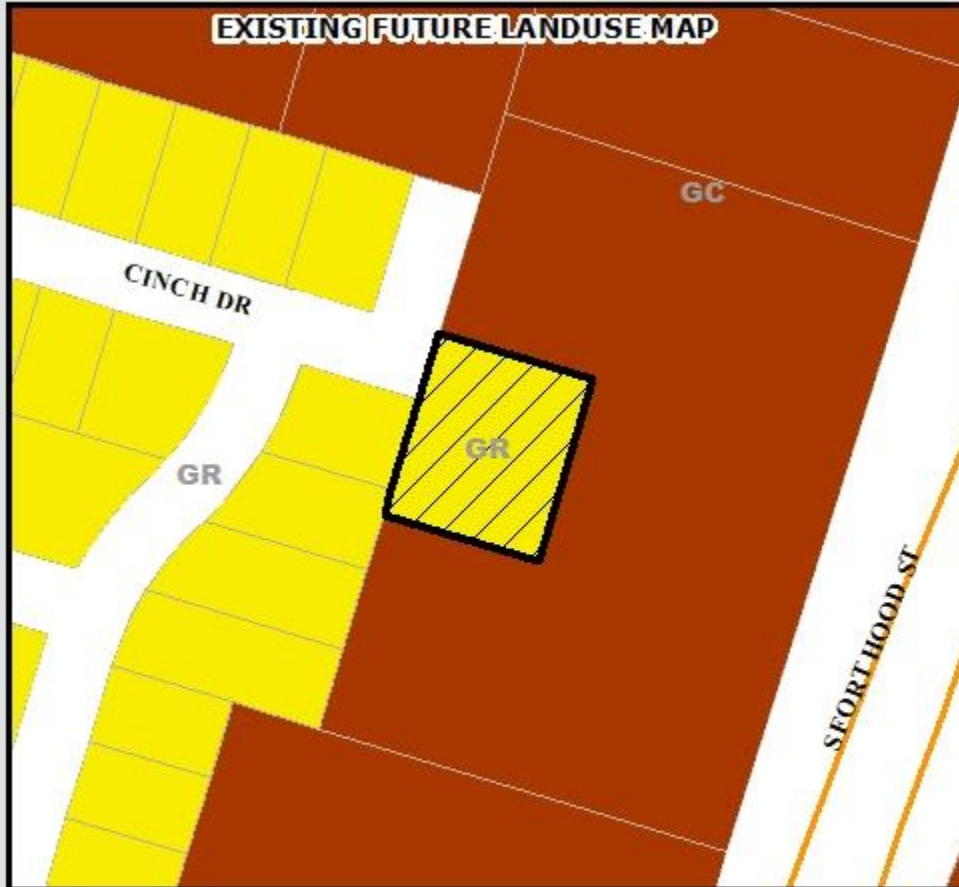
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Subject property looking west:



EXISTING FUTURE LANDUSE MAP

REQUESTED FUTURE LANDUSE MAP



FLUM Plan

Case: FLUM AMENDMENT 2021-04

Council District: 4

FROM GR TO GC

1 inch = 357 feet

Subject Property Legal Description: LEE RESIDENTIAL ADDITION, BLOCK 001, LOT 0001, ACRES .53

Legend



Killeen City Limits



Bell County Area




Principal Arterial, Existing




Zoning Case 2021

Existing Future Land Use Legend

 Zoning Case 2021

 General Residential (GR)

 General Commercial (GC)



Date: 6/23/2021

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- This property is designated as ‘General Residential (GR) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- 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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- If approved, 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; and
 - ▣ Parks and public spaces.

- A concurrent zoning application to rezone the property from “R1-A” (Single-Family Garden Home Residential District) to “B-3” (Local Business District) has been submitted by the applicant.

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- Staff mailed courtesy notices to twenty-seven (27) surrounding property owners regarding this request.
- Of those property owners notified, seven (7) reside outside of Killeen.

Alternatives

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

Staff Recommendation

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- ❑ Staff recommends approval of the applicant's request to amend the Future Land Use Map as presented.
- ❑ Staff finds that the request to amend the FLUM from 'General Residential' (GR) to 'General Commercial' (GC) is appropriate in this location.

Commission Recommendation

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- At their regular meeting on July 19, 2021, the Planning and Zoning Commission recommended approval by a vote of 5 to 0.