



CASE #FLUM21-06: 'R' TO 'GC'

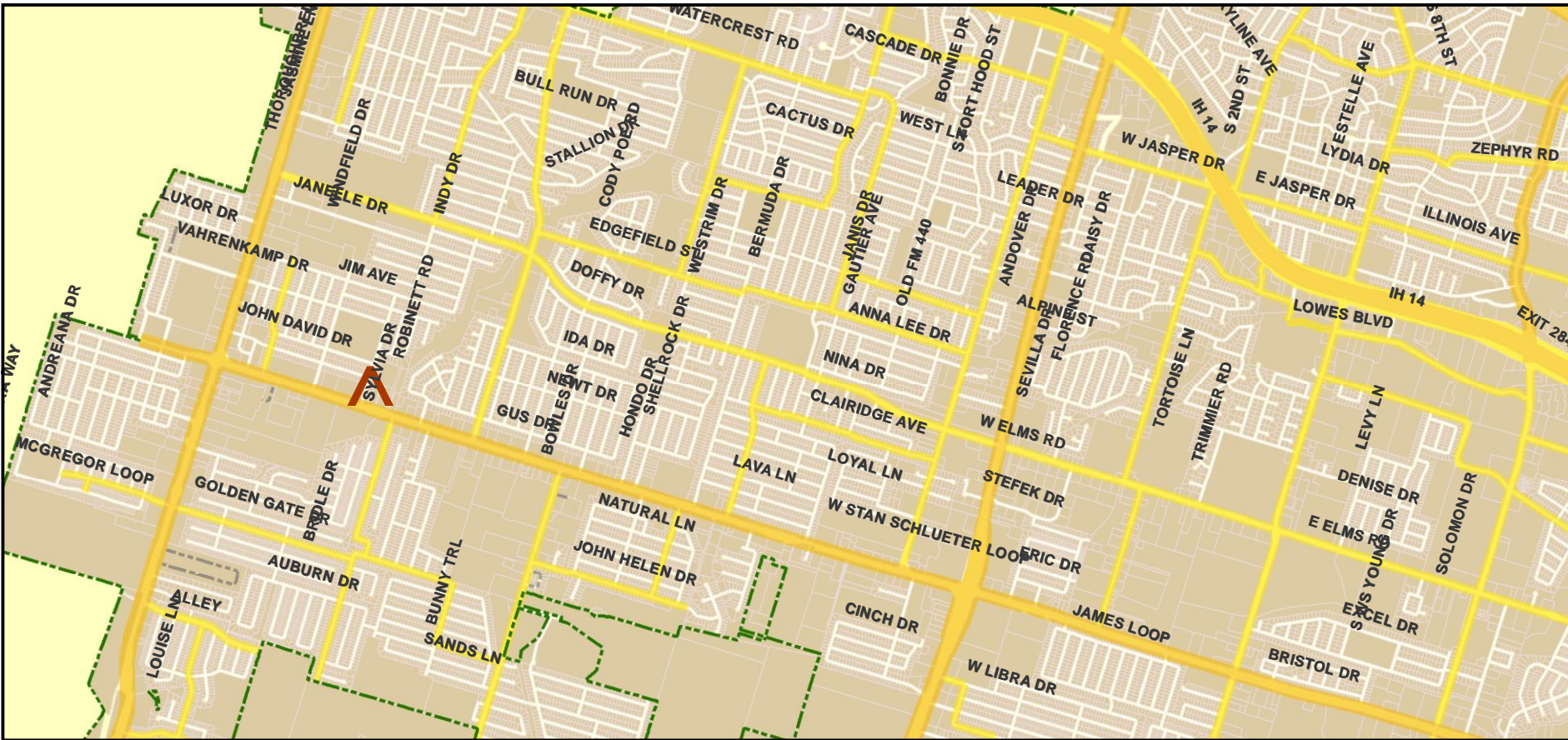
PH-21-050

September 7, 2021

# Case #FLUM21-06: 'R' to 'GC'

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- ❑ **HOLD** a public hearing and consider a request submitted by Dysha Hodge on behalf of Shellene Johnson (**Case #FLUM21-06**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Rural' (R) designation to a 'General Commercial' (GC) designation for approximately 2.643 acres, being out of the T Robinett Survey, Abstract No. 686. The property is located at 4413 West Stan Schlueter Loop, Killeen, Texas.



**Case: FLUM AMENDMENT 2021-06**

Council District: 4

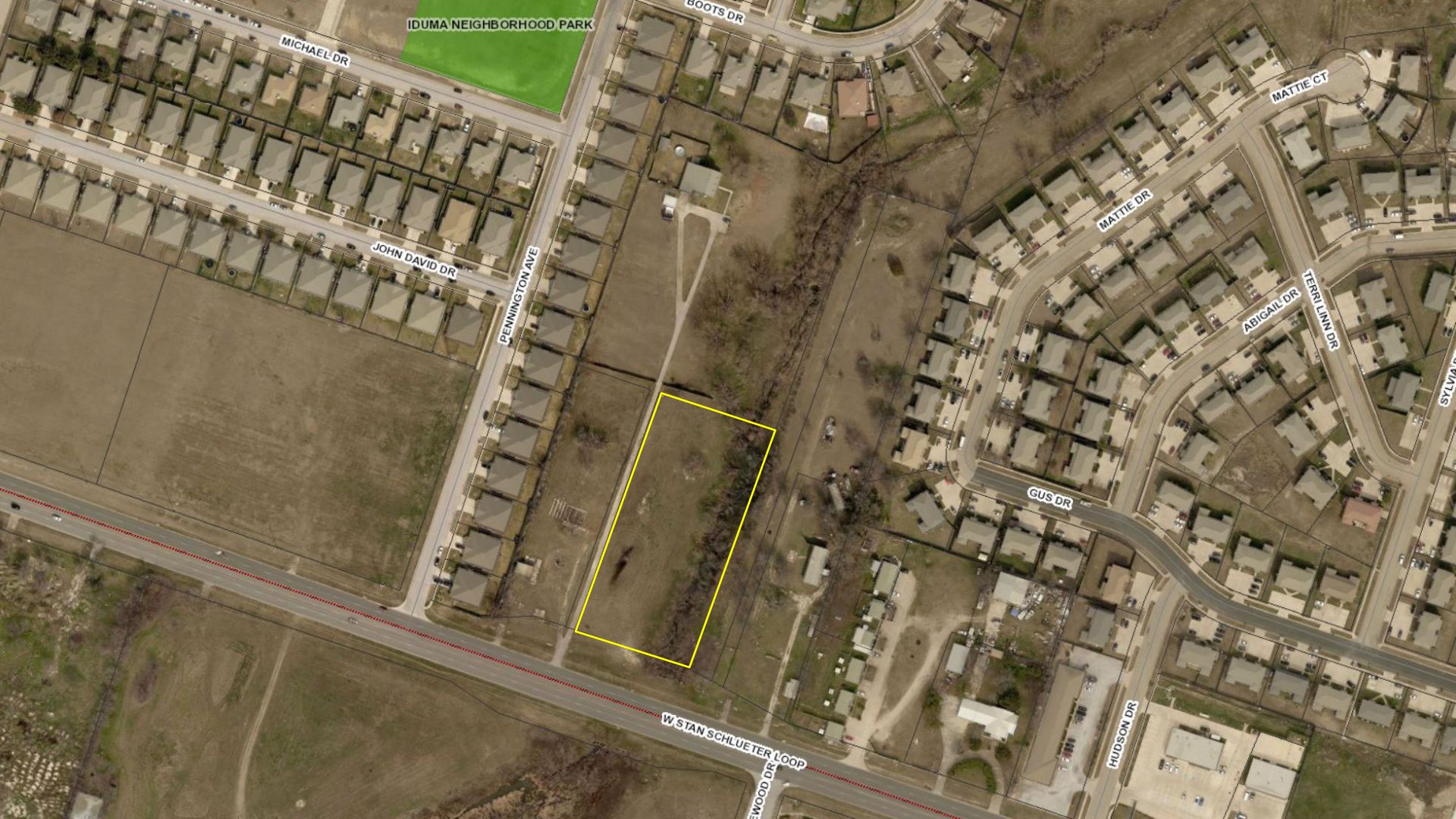
FROM R TO GC

Subject Property Legal Description: A0686BC T ROBINETT, 49-6, ACRES 2.643



## FLUM LOCATION

1 inch = 3,333 feet



IDUMA NEIGHBORHOOD PARK

MICHAEL DR

BOOTS DR

JOHN DAVID DR

PEWINGTON AVE

MATTIE CT

MATTIE DR

ABIGAIL DR

TERRI LIND DR

SYLVIA

GUS DR

HUDSON DR

W STAN SCHLUETER LOOP

LEWIS DR

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View of the subject property facing north:



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View of the adjacent property to the east:



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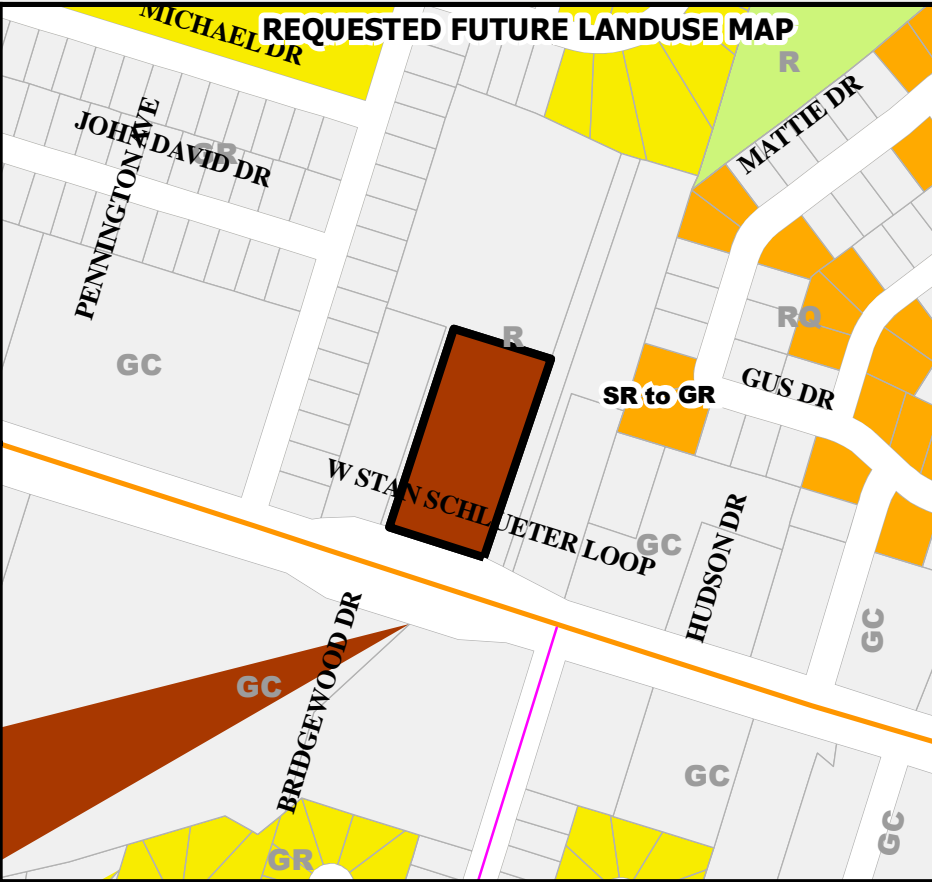
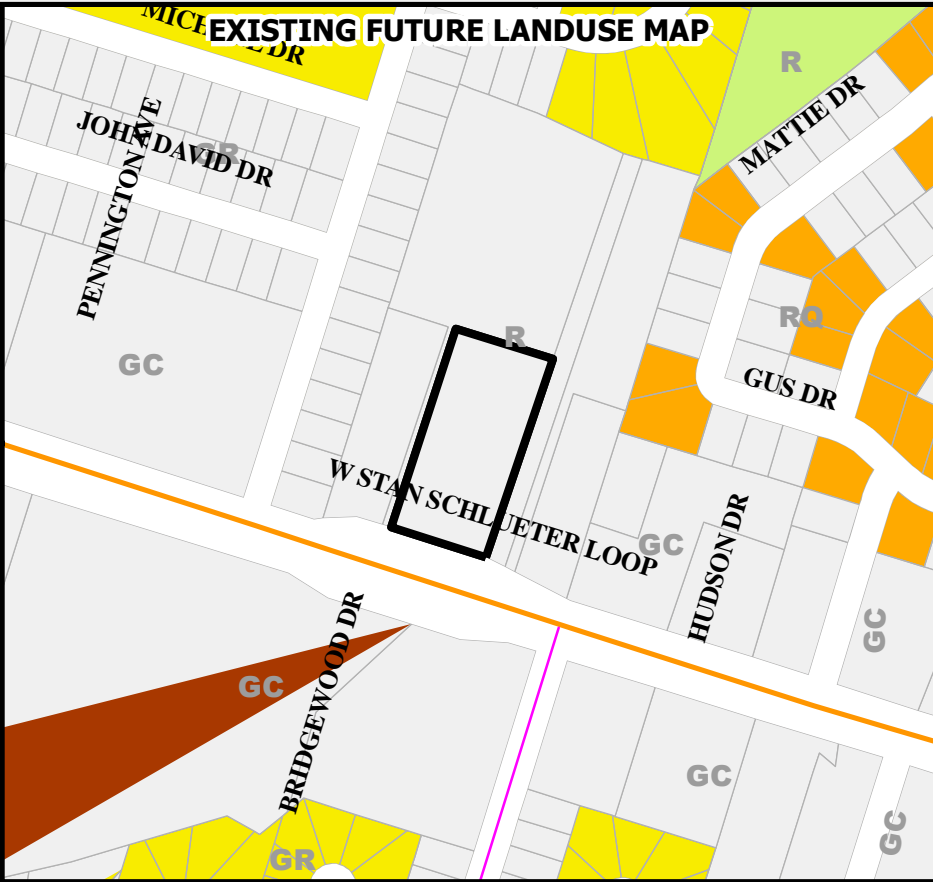
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View of the adjacent property to the west:



# EXISTING FUTURE LANDUSE MAP

# REQUESTED FUTURE LANDUSE MAP



## FUTURE LAND USE MAP

### Case: FLUM AMENDMENT 2021-06

Council District: 4

FROM R TO GC

Subject Property Legal Description: A0686BC T ROBINETT, 49-6, ACRES 2.643

Legend		Future Land Use Legend	
	FLUM 21-06		Four-Plex Residential (RQ)
	Killeen City Limits		General Residential (GR)
	Bell County Area		General Commercial (GC)
	Collector, Existing		Rural (R)
	Principal Arterial, Existing		

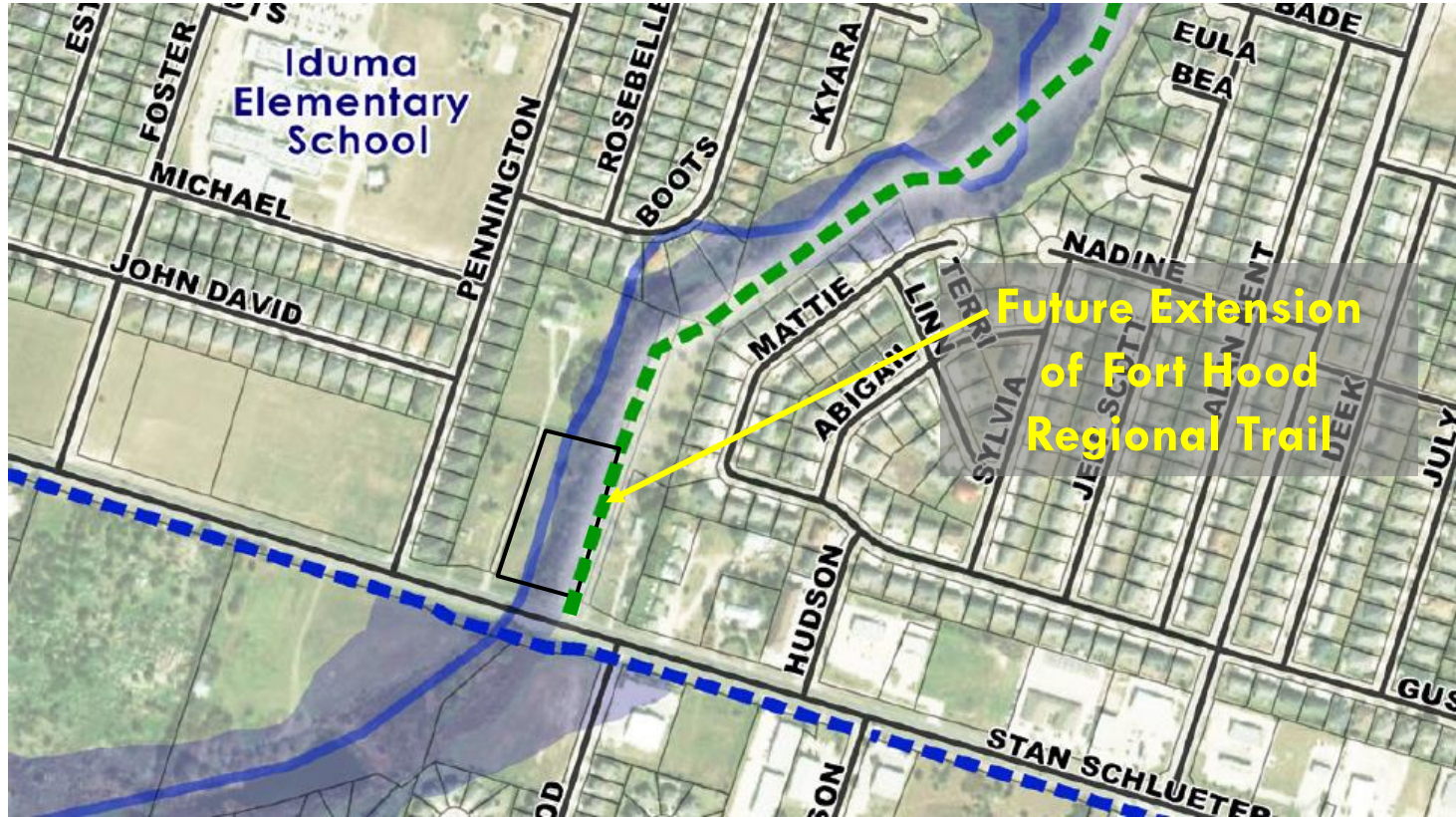
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1 inch = 417 feet

Date: 7/20/202

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- The current 'Rural' (R) designation encourages the following development types:
  - ▣ Residential homesteads;
  - ▣ Planned development to accommodate conservation and cluster residential designs;
  - ▣ Agricultural uses;
  - ▣ Agriculture-focused commercial retail;
  - ▣ Public/institutional;
  - ▣ Parks and public spaces; and
  - ▣ Natural and protected floodplain areas.

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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.

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- The applicant has submitted a concurrent request to rezone the property from “B-3” (Local Business District) to “B-4” (Business District) has been submitted by the applicant.
- If approved, the applicant intends to develop a commercial parking lot for overnight parking of commercial vehicles and semitrucks on the property.

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- Adjacent land uses are as follows:
  - To the east of the property is a non-conforming single-family residential development, which is zoned “B-4” (Business District).
  - To the north is a single-family home on approximately 4.5 acres of land, which is zoned “A-R1” (Agricultural Single-Family Residential District).
  - To the west a residential driveway, zoned “A-R1” (Agricultural Single-Family Residential District), and undeveloped property zoned “B-3” (Local Business District).

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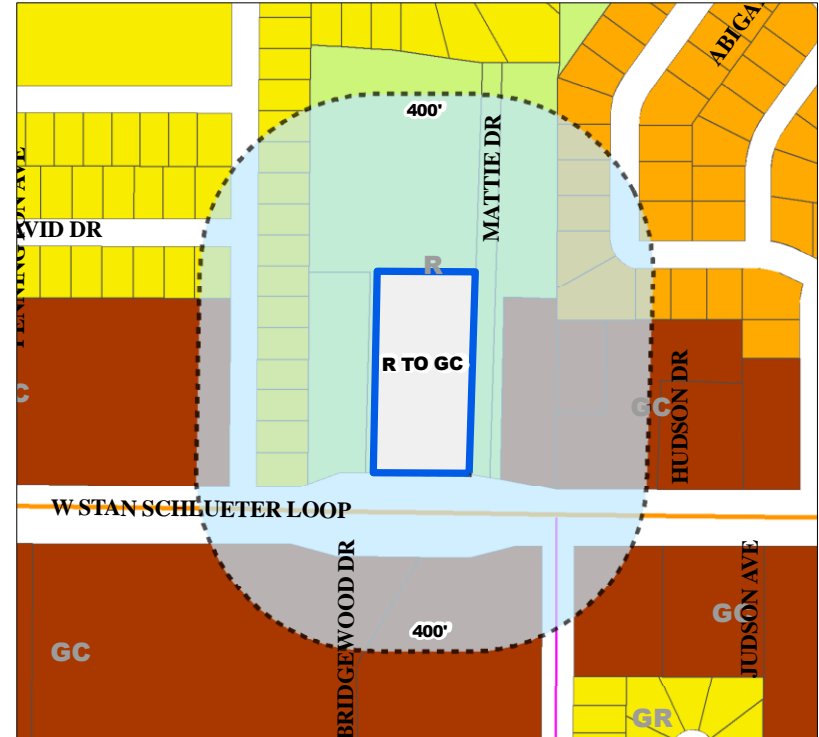
- South Nolan Creek runs from northern property boundary through the parcel to the southern property boundary.
- The majority of the subject property lies within a FEMA regulatory Special Flood Hazard Area (SFHA).



# Public Notification

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- ❑ Staff mailed courtesy notices to nineteen (19) surrounding property owners within 400 feet regarding this request.
- ❑ Of those property owners notified, ten (10) reside outside of Killeen.



# Alternatives

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

# Staff Recommendation

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- ❑ Staff recommends disapproval of the applicant's request to amend the FLUM designation from 'Rural' (R) to 'General Commercial' (GC).
- ❑ Staff finds that the requested "B-4" (Business District) zoning is incompatible with the adjacent land uses, which are predominantly residential.
- ❑ Staff is of the determination is that the current "B-3" (Local Business District) zoning is sufficient and appropriate for this site.
- ❑ Therefore, staff has determined that the requested amendment to the FLUM is not necessary.

# Commission Recommendation

- ❑ At their meeting on August 16, 2021, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 5 to 3 with Commissioners Ploeckelmann, Sabree, and Gukeisen voting in opposition to the motion.
- ❑ The Commissioners in opposition noted concerns regarding potential environmental impacts due to the location of the floodplain, and the potential negative impact of the proposed commercial parking lot on the adjacent residential development.