



CASE #FLUM21-07: 'GR' TO 'GC'

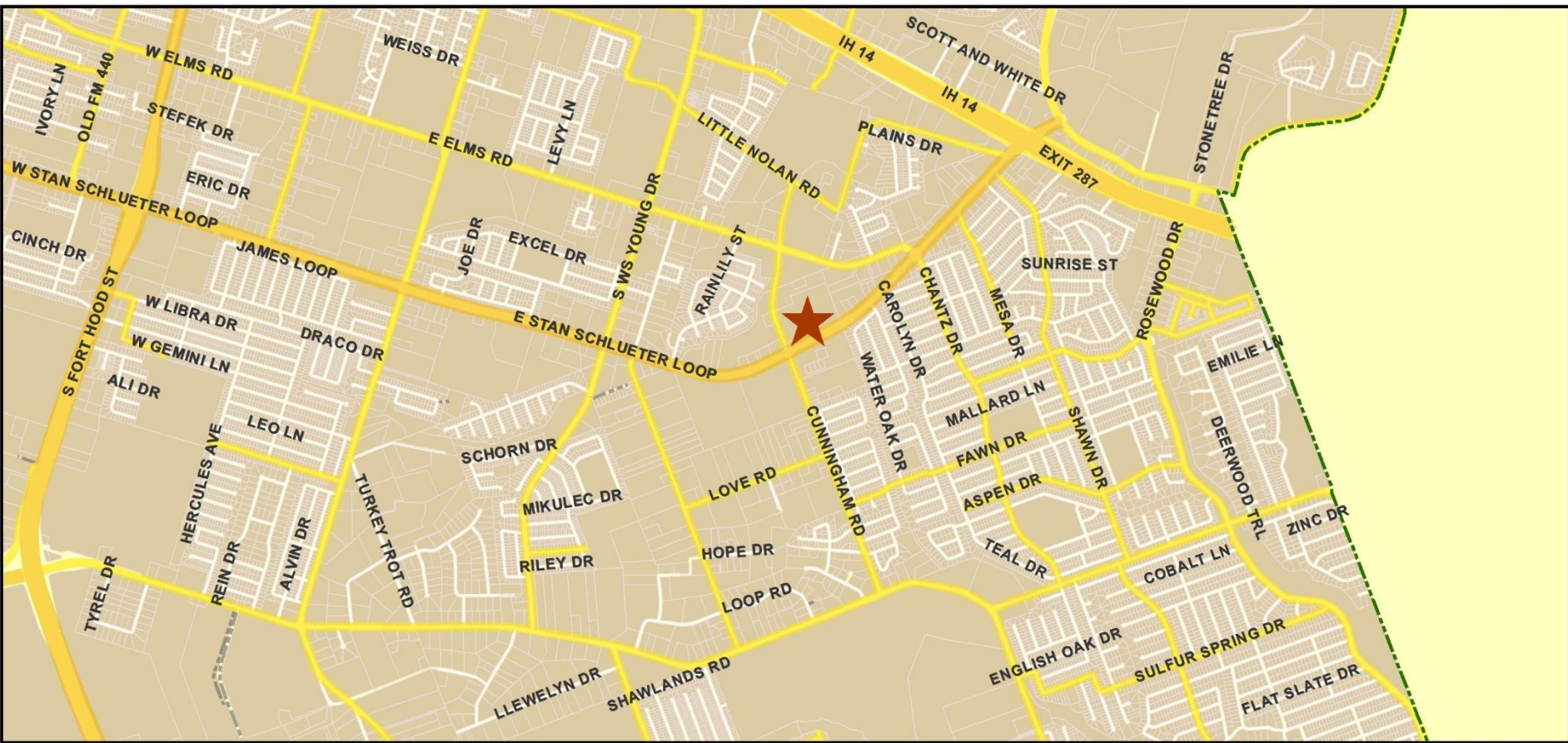
PH-21-058

November 2, 2021

Case #FLUM21-07: 'GR' to 'GC'

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- ❑ **HOLD** a public hearing and consider a request submitted by Quintero Engineering, LLC on behalf of Rachiii Brothers, LLC (**Case #FLUM21-07**) 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 10.56 acres out of the Robert Cunningham Survey, Abstract No. 199.
- ❑ The property is located at 4302 Cunningham Road, Killeen, Texas.



Case: FLUM AMENDMENT 2021-07

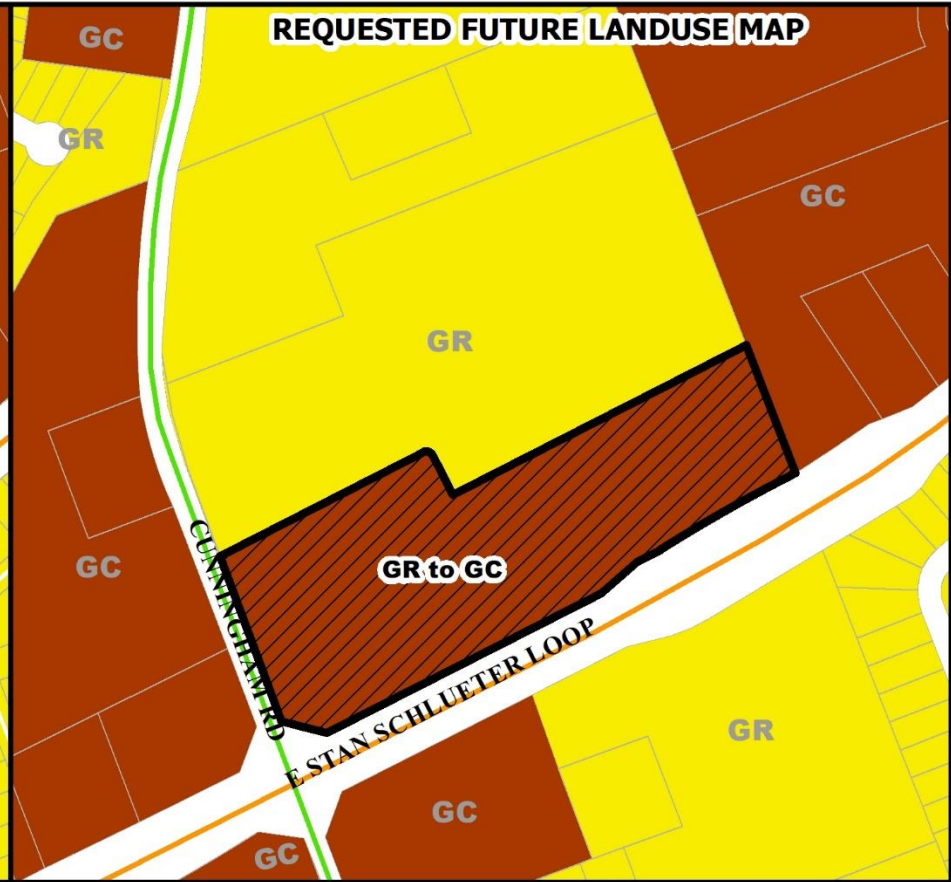
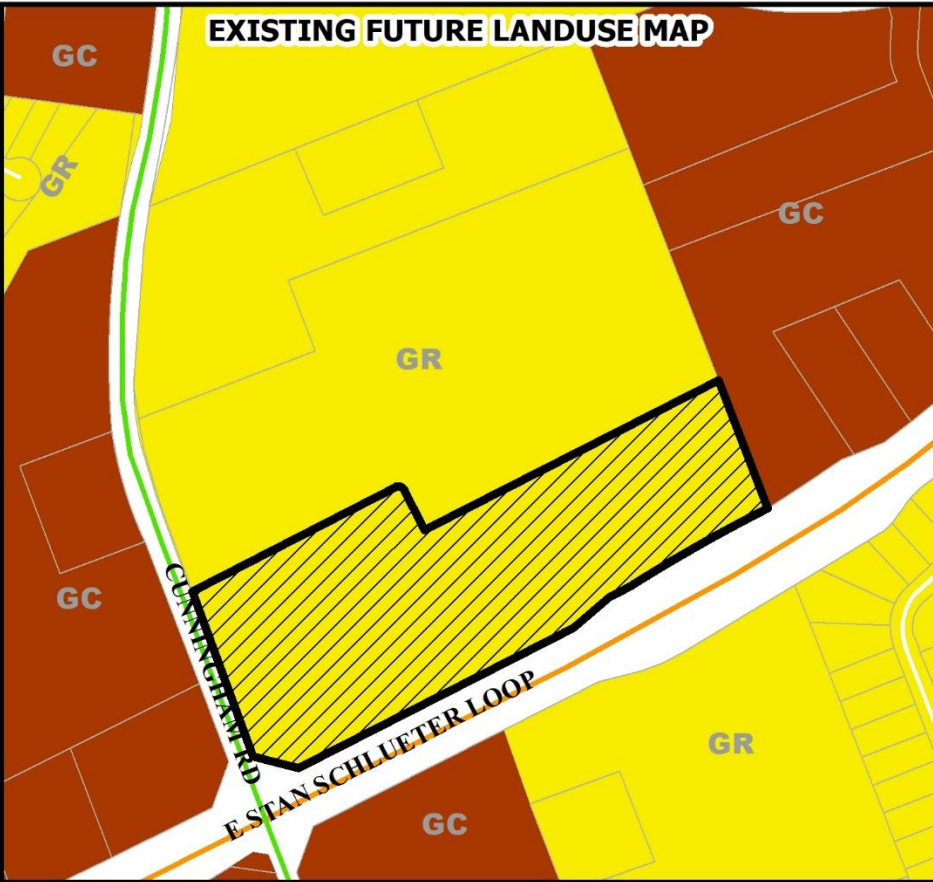
Council District: 2
FROM GR TO GC
Subject Property Legal Description: 4302 CUNNINGHAM RD



1 inch = 3,333 feet

EXISTING FUTURE LANDUSE MAP

REQUESTED FUTURE LANDUSE MAP



FUTURE LAND USE MAP

Case: FLUM AMENDMENT 2021-07

Council District: 2

FROM GR TO GC

Subject Property Legal Description: 4302 CUNNINGHAM RD

Legend

- Killen City Limits
- Bell County Area
- Minor Arterial, Existing
- Principal Arterial, Existing

Future Land Use Legend

- FLUM 21-07
- General Residential (GR)
- General Commercial (GC)



1 inch = 417 feet

Date: 10/8/202

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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:
 - ▣ 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.
- The applicant has submitted a concurrent request to rezone the property from "R-1" (Single-Family Residential District) to "B-5" (Business District).

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View of subject property facing north (from E. Stan Schlueter Loop):



Alternatives

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- ❑ The City Council has three (3) alternatives:
 - ▣ Disapprove the applicant's request to amend the FLUM;
 - ▣ Approve a more restrictive FLUM designation; or
 - ▣ Approve the applicant's request to amend the FLUM.

Staff Recommendation

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- ❑ Staff recommends approval of the applicant's request to amend the Future Land Use Map (FLUM).
- ❑ Staff finds that the request is consistent with the subject property's location on the frontage of E. Stan Schlueter Loop.

Commission Recommendation

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- ❑ At their meeting on October 4, 2021, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0 .