



CASE #FLUM21-08: 'SC' TO 'GR'

PH-21-060

November 2, 2021

# Case #FLUM21-08: 'SC' to 'GR'

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- ❑ **HOLD** a public hearing and consider a request submitted by Ms. Andrea Thompson on behalf of The Estate of Dallas L. Adams Jr. (**Case #FLUM21-08**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Suburban Commercial' (SC) designation to a 'General Residential' (GR) designation for approximately 5.346 acres out of the J. H. Lewis Survey, Abstract No. 536.
- ❑ The property is located at 7700 Clear Creek Road, Killeen, Texas.



**Case: FLUM AMENDMENT 2021-08**

Council District: 4

## FROM SC TO GR

Subject Property Legal Description: 7700 CLEAR CREEK RD

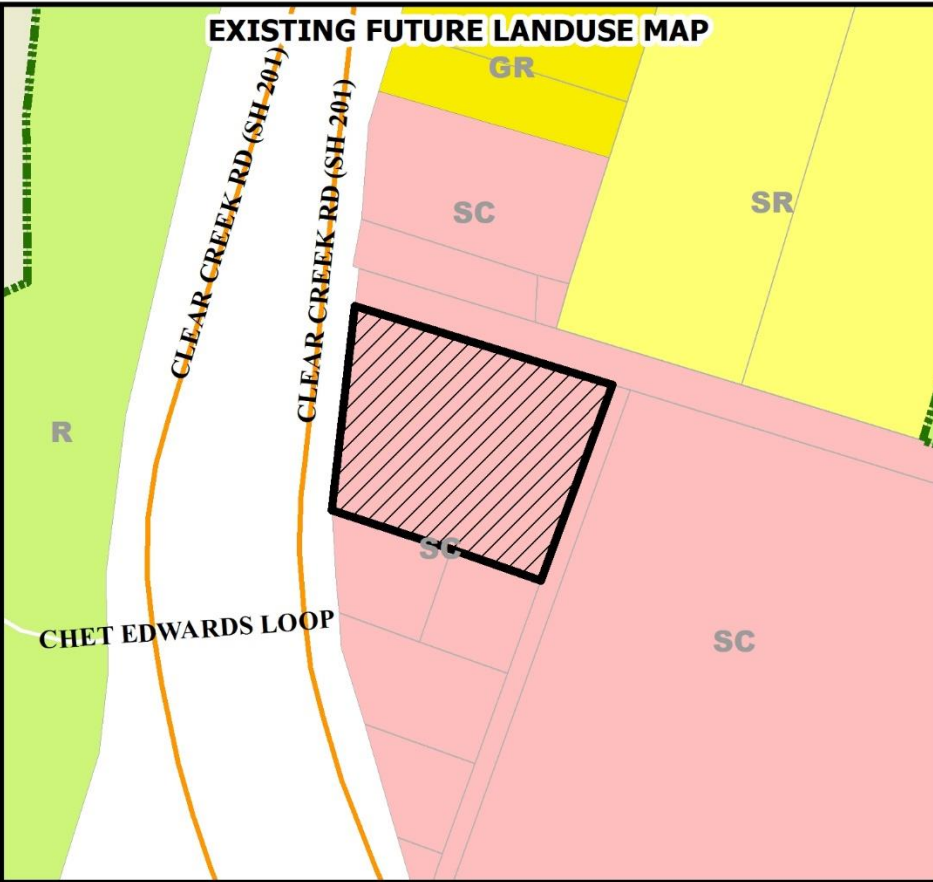


## FLUM LOCATION

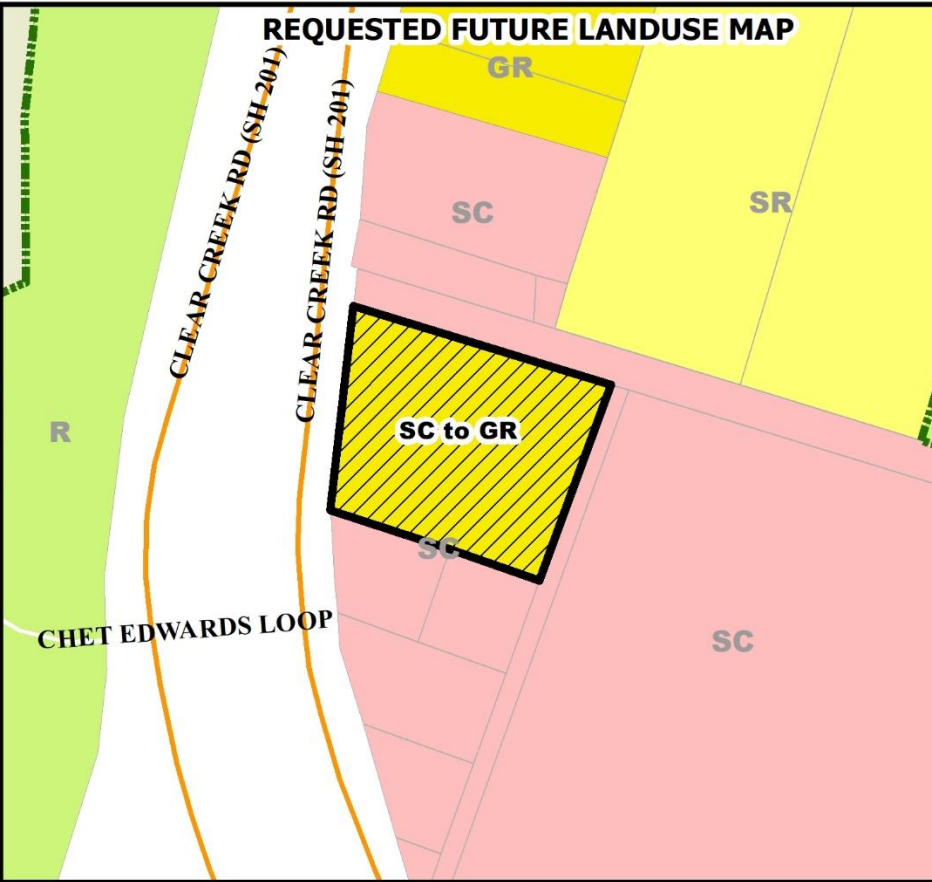


1 inch = 3,333 feet

## EXISTING FUTURE LANDUSE MAP



## REQUESTED FUTURE LANDUSE MAP



### FUTURE LAND USE MAP

#### Case: FLUM AMENDMENT 2021-08

Council District: 4  
FROM SC TO GR  
Subject Property Legal Description: 7700 CLEAR CREEK RD

#### Legend

- Killeen City Limits
- Bell County Area
- Principal Arterial, Existing

#### Future Land Use Legend

- FLUM 21-08
- General Residential (GR)
- Suburban Residential (SR)
- Suburban Commercial (SC)
- Rural (R)



1 inch = 417 feet

Date: 10/8/202

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- The property is designated as 'Suburban Commercial' (SC) on the Future Land Use Map (FLUM). The 'SC' designation encourages:
  - ▣ Range of commercial retail and service uses, at varying scales and intensities depending on the site;
  - ▣ Office (both large and/or multi-story buildings and small-scale office uses depending on the site);
  - ▣ Planned development to accommodate custom site designs or mixing of uses in a Suburban character setting;
  - ▣ Public/institutional; and
  - ▣ Parks and public spaces.

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- If approved, 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.

# Staff Findings

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- ❑ The applicant has submitted a concurrent request to rezone the property from 'R-1' (Single-Family Residential) to 'R-MP' (Mobile Home and Travel Trailer Park District).
- ❑ If approved, the applicant intends to develop an RV park to provide additional housing options within the city.



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View of subject property from Clear Creek Road (facing east):





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View of adjacent property to the west (Killeen-Fort Hood Regional Airport):



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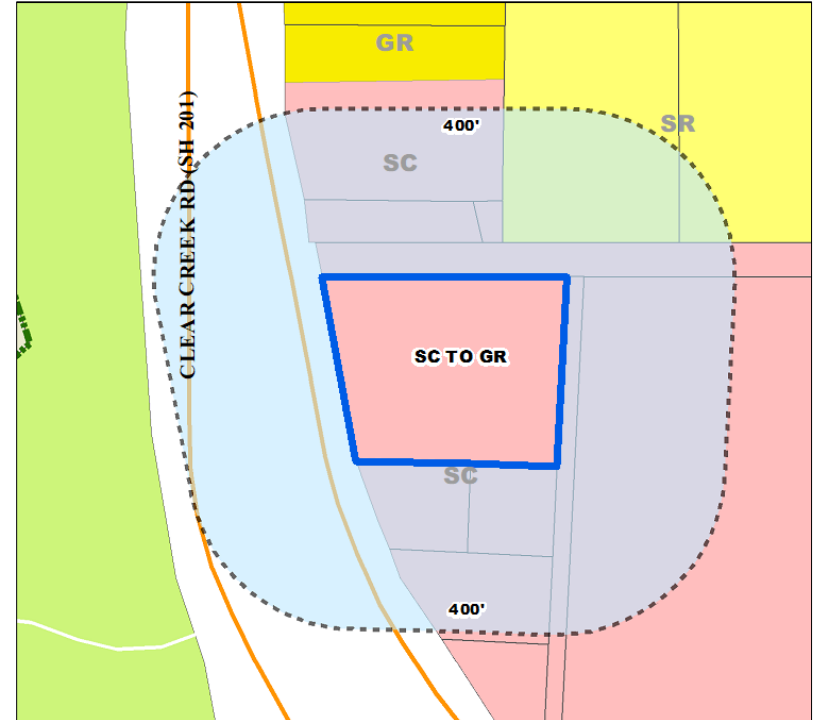
View of adjacent property to the north:



# Public Notification

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- ❑ Staff mailed courtesy notices to twelve (12) surrounding property owners within 400 feet regarding this request.
- ❑ Of those property owners notified, eight (8) reside outside of Killeen.



# 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

- ❑ Staff recommends disapproval of the applicant's request to amend the Future Land Use Map (FLUM).
- ❑ Staff is of the determination that the applicant's request to amend the Future Land Use Map designation from 'Suburban Commercial' (SC) to 'General Residential' (GR) is not appropriate for the subject property. Staff finds that the current Future Land Use Map designation of 'Suburban Commercial' (SC) is appropriate for this location. The 'Suburban Commercial' (SC) designation promotes a range of neighborhood commercial uses, which are better suited to the Clear Creek Road corridor.

# Commission Recommendation

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- ❑ At their regular meeting on October 4, 2021, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 4 to 2 with Commissioners Minor and Adams in opposition. The Commissioners in opposition stating that the request is not appropriate for the area.