



# City of Killeen

## Legislation Details (With Text)

**File #:** PH-22-038    **Version:** 1    **Name:** FLUM-22-16  
**Type:** Ordinance/Public Hearing    **Status:** Passed  
**File created:** 3/28/2022    **In control:** City Council  
**On agenda:** 5/24/2022    **Final action:** 5/24/2022

**Title:** HOLD a public hearing and consider an ordinance requested by All County Surveying, Inc. on behalf of Joel Barton (Case #FLUM 22-16) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from an 'Industrial' (I) designation to a 'General Commercial' (GC) designation for 3.583 acres out of the Richard A. McGee Survey, Abstract No. 561. The property is locally addressed as 12176 S. Fort Hood Street, Killeen, Texas.

**Sponsors:** Development Services

**Indexes:**

**Code sections:**

**Attachments:** 1. Maps, 2. Minutes, 3. Ordinance, 4. Presentation

Date	Ver.	Action By	Action	Result
5/24/2022	1	City Council	Approved	Pass
5/17/2022	1	City Council Workshop		

HOLD a public hearing and consider an ordinance requested by All County Surveying, Inc. on behalf of Joel Barton (Case #FLUM 22-16) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from an 'Industrial' (I) designation to a 'General Commercial' (GC) designation for 3.583 acres out of the Richard A. McGee Survey, Abstract No. 561. The property is locally addressed as 12176 S. Fort Hood Street, Killeen, Texas.

**DATE:** May 17, 2022.

**TO:** Kent Cagle, City Manager.

**FROM:** Edwin Revell, Executive Director of Development Services

**SUBJECT:** FLUM CASE #22-16: 'INDUSTRIAL' (I) TO 'GENERAL COMMERCIAL' (GC).

**BACKGROUND AND FINDINGS:**

**Property Information:**

**Property Owner:** Joel Barton

**Agent:** All County Surveying, Inc.

**Current FLUM Designation:** 'Industrial' (I)

**Requested FLUM Designation:** 'General Commercial' (GC)

**Current Zoning:** "A" (Agricultural District) & "B-3" (Local Business District)

**Proposed Zoning:** "B-5" (Business District)

**Summary of Request:**

All County Surveying, Inc., on behalf of Joel Barton, has submitted a request to amend the Comprehensive Plan's Future Land Use Map (FLUM) from an 'Industrial' (I) designation to a 'General Commercial' (GC) designation for approximately 3.583 acres out of the Richard A. McGee Survey, Abstract No. 561. If approved, the applicant intends to develop a boat and recreational vehicle storage facility on the property.

**Zoning/Plat Case History:**

The subject property was annexed into the city limits on January 28, 2008 via Ordinance No. 07-111. The subject property was subsequently zoned as "A" (Agricultural District) and "B-3" (Local Business District) on November 25, 2008 via Ordinance No. 08-097. The property is currently unplatted.

**Character of the Area:**

**North:** Vacant property zoned "A" (Agricultural District)

**East:** Existing single-family homes in the ETJ

**South:** Killeen Transfer Station zoned "M-1" (Manufacturing District)

**West:** Existing commercial properties zoned "B-3" (Local Business District) and "B-5" (Business District) and single-family homes zoned "A-R1" (Agricultural Single-Family Residential District) across SH 195

**Future Land Use Map Analysis:**

This property is designated as 'Industrial' (I) on the Future Land Use Map (FLUM) of the Comprehensive Plan.

The 'Industrial' (I) designation encourages the following development types:

- Heavy and light industrial activities;
- Heavy commercial;
- Office uses accessory to a primary industrial use; and
- Public/institutional.

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 "A" (Agricultural District) and "B-3" (Local Business District) to "B-5" (Business District).

**Water, Sewer and Drainage Services:**

Provider: West Bell County WSC

Within Service Area: Yes

Feasibility Study or Service Commitment: Water utility service is located within the West Bell County WSC utility service area. Applicant will need to contact the provider for availability of service to the subject tract.

**Transportation and Thoroughfare Plan:**

Ingress and egress to the property is from S. Fort Hood Street (S.H. 195), which is classified as a 120' wide

Principal Arterial on the City of Killeen Thoroughfare Plan. The applicant will need to coordinate driveway access to the property with TxDOT during site development.

**Environmental Assessment:**

The properties are not within any FEMA regulatory Special Flood Hazard Area (SFHA). There are no other known wetland areas on or adjacent to the properties as identified on the National Wetlands Inventory.

**Public Notification:**

Staff mailed courtesy notices to eleven (11) surrounding property owners regarding this request. Of those property owners notified, two (2) reside outside of Killeen.

**Staff Findings:**

The 'Industrial' (I) character is typically auto-oriented, although industrial park developments may feature more open space and landscaping, regulated signage, screening, etc. In addition, any outdoor activity and storage should be screen where visible from public ways and residential areas.

The 'General Commercial' (GC) characteristic is typically auto-oriented, which can be offset by enhanced building design, landscaping, reduced site coverage, well-designed signage, etc.

The current zoning of the subject property is "A" (Agricultural District) and "B-3" (Local Business District). The property immediately to the south of the subject property is the Killeen Transfer Station. Given the property's frontage on S. Fort Hood St. and the character of the adjacent land uses, staff finds that the 'General Commercial' (GC) FLUM designation is appropriate in this location.

**THE ALTERNATIVES CONSIDERED:**

The City Council has three (3) alternatives. The Council may:

- Disapprove the applicant's FLUM amendment request;
- Approve a more restrictive FLUM designation; or
- Approve the applicant's FLUM amendment request.

**Which alternative is recommended? Why?**

Staff recommends approval of the applicant's request to amend the FLUM designation from 'Industrial' (I) to 'General Commercial' (GC) as presented.

Staff is of the determination that the request is compatible with the surrounding land uses and consistent with the prevailing community character. The character of the area includes a mix of residential, commercial, and institutional uses.

**CONFORMITY TO CITY POLICY:**

This FLUM amendment request conforms to the City's policy as detailed in the Comprehensive Plan.

**FINANCIAL IMPACT:**

**What is the amount of the expenditure in the current fiscal year? For future years?**

The proposed FLUM amendment does not involve the expenditure of City funds.

**Is this a one-time or recurring expenditure?**

This is not applicable.

**Is this expenditure budgeted?**

This is not applicable.

**If not, where will the money come from?**

This is not applicable.

**Is there a sufficient amount in the budgeted line-item for this expenditure?**

This is not applicable.

**RECOMMENDATION:**

At their regular meeting on April 18, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.

**DEPARTMENTAL CLEARANCES:**

This item has been reviewed by the Planning and Legal staff.

**ATTACHED SUPPORTING DOCUMENTS:**

Maps  
Minutes  
Ordinance