



**CASE #FLUM24-01:  
‘REGIONAL COMMERCIAL’  
TO ‘RESIDENTIAL MIX’**

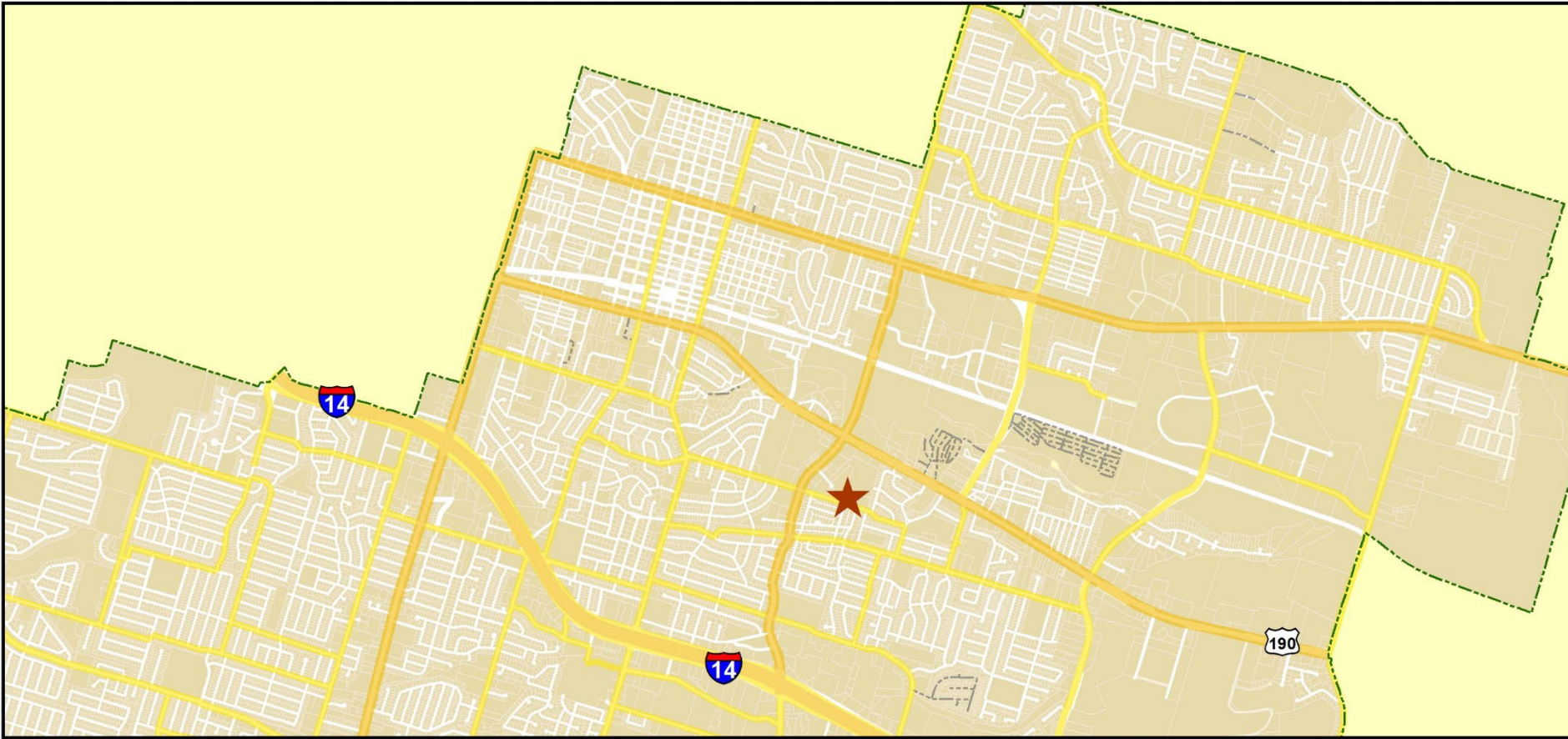
**PH-24-025**

**July 16, 2024**

# Case #FLUM24-01: 'RC' to 'RM'

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- **HOLD** a public hearing and consider a request submitted by John Bandas, on behalf of Laura MacManus and Greg MacDonald, (**FLUM#24-01**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Regional Commercial' designation to a 'Residential Mix' designation for approximately 0.222 acres out of Lot 11, Block 1, Fisher Commercial Subdivision, Phase Three.
- The subject property is locally addressed as 2303 Federal Street, Killeen, Texas.



**LOCATION MAP**

**Case: FLUM AMENDMENT 2024-01**

Council District: 2  
FROM RC TO RM

Subject Property Legal Description: PART OF LOT 11 BLOCK 1 FISHER COMMERCIAL SUBDIVISION PHASE THREE

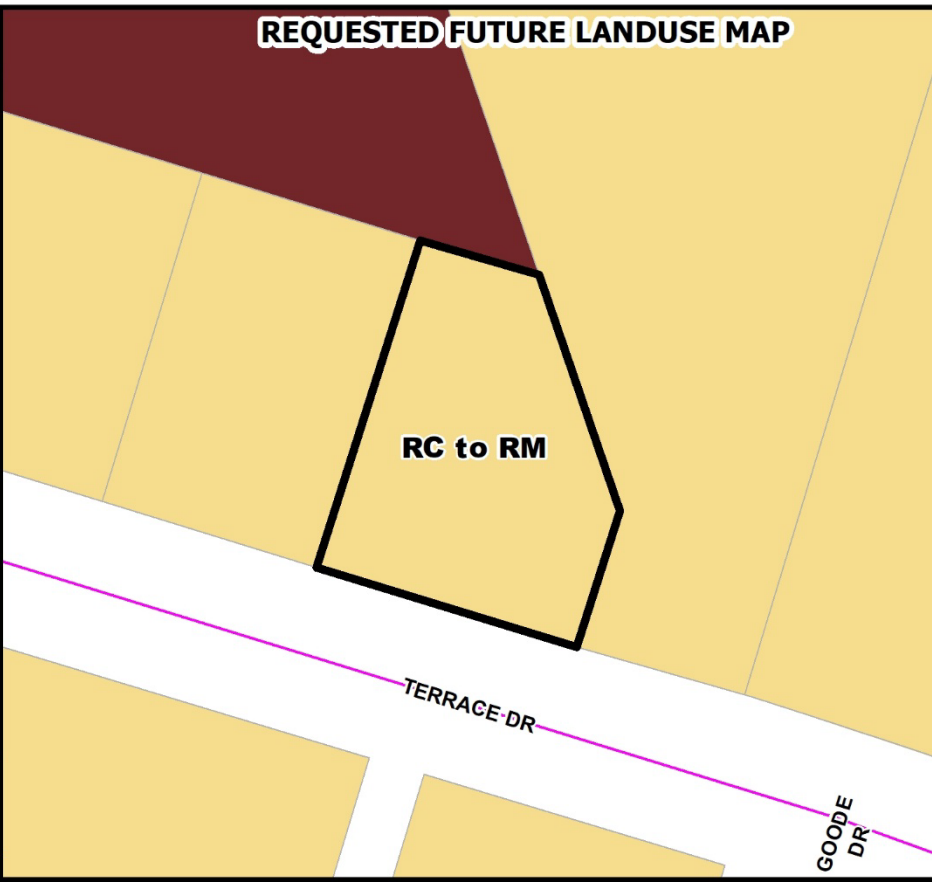
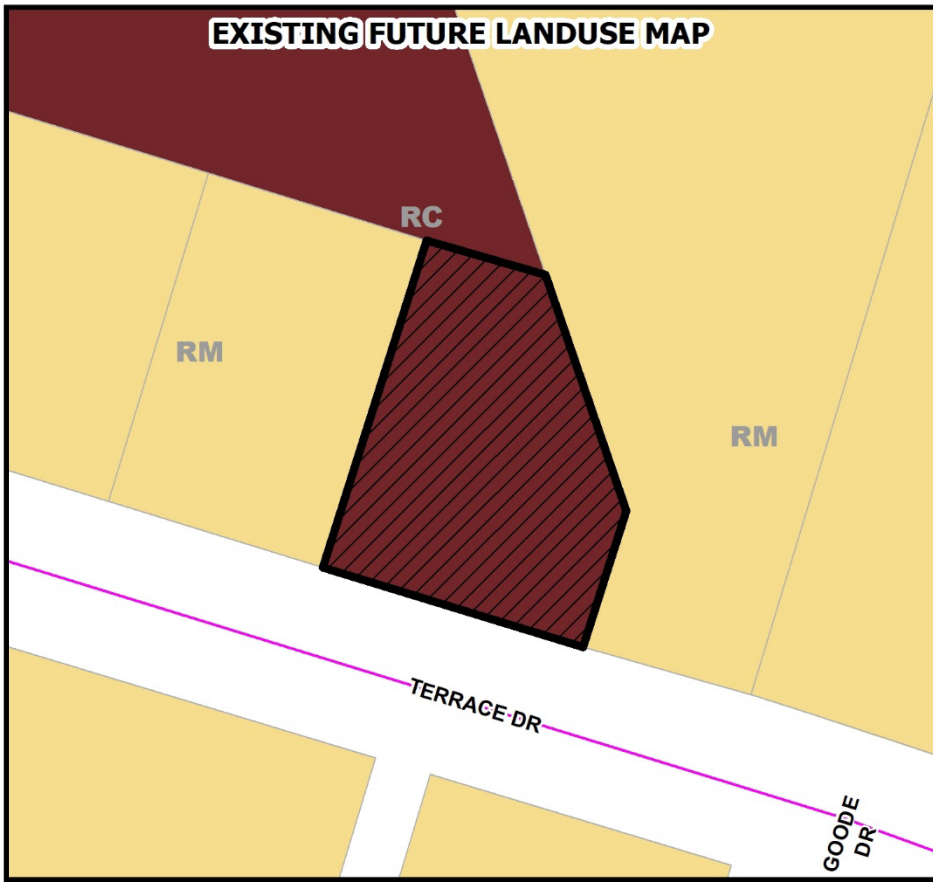
 **FLUM LOCATION**

1 inch = 4,167 feet  
Date: 5/28/2024



**EXISTING FUTURE LANDUSE MAP**

**REQUESTED FUTURE LANDUSE MAP**



**FUTURE LAND USE MAP**

**Case: FLUM AMENDMENT 2024-01**

Council District: 2

FROM RC TO RM

Subject Property Legal Description: PART OF LOT 11 BLOCK 1 FISHER COMMERCIAL SUBDIVISION PHASE THREE

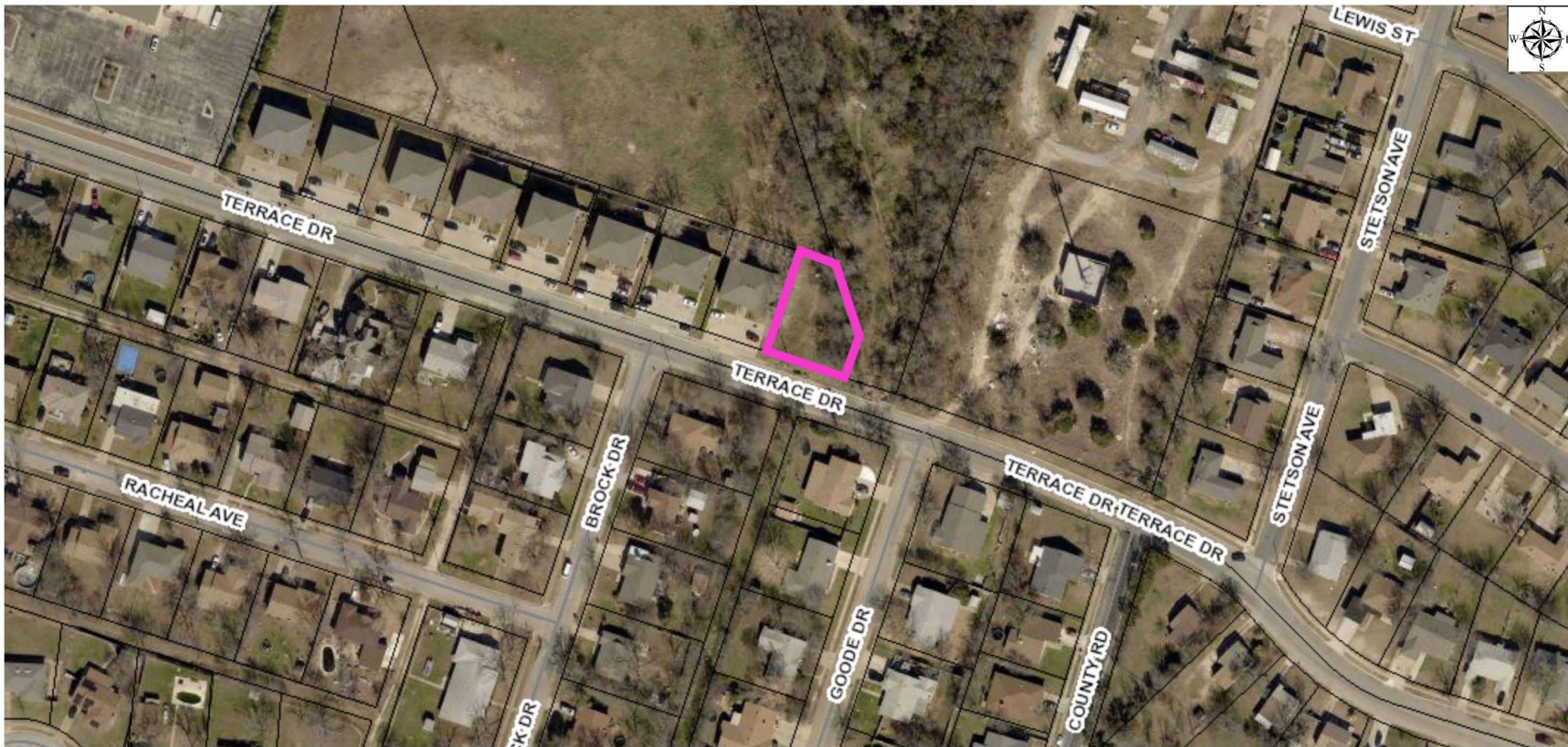
**Future Land Use Legend**

- FLUM Case Location
- Regional Commercial
- Residential Mix

1 inch = 67 feet

Date: 5/28/2024





**AERIAL MAP**

**Council District: 2**

0 200 400  
Feet

## **FLUM Case 2024-01**

**'RC' to 'RM'**

Subject Property Legal Description: Lot 11, Block 1, Fisher Commercial Subdivision, Phase Three, ACRES .222



# Case #FLUM24-01: 'RC' to 'RM'

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View of the subject property looking north:





# Case #FLUM24-01: 'RC' to 'RM'

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View of the adjacent property to the south:





# Case #FLUM24-01: 'RC' to 'RM'

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View of the adjacent property to the west:





# Case #FLUM24-01: 'RC' to 'RM'

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View of the adjacent property to the east:



# Case #FLUM24-01: 'RC' to 'RM'

- The subject property is currently designated 'Regional Commercial' on the Future Land Use Map, which promotes up to 100% non-residential and up to 50% residential uses.
- The 'Regional Commercial' place types are first identified by their principal focus on auto-oriented traffic. Logically placed near high-traffic intersections, these spaces bring people from many surrounding neighborhoods.



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- If approved, the 'Residential Mix' place type promotes up to 25% non-residential and up to 95% residential uses.
- This 'Residential Mix' place type creates neighborhoods built with a traditional walkable block/street grid network that allows a flexible mix of residential building typologies. This place type encourages most residential uses such as single-family detached, small-plex (2-4 units), etc.

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- In this case, the intent of the requested FLUM amendment is to allow the applicant to develop a two-family residential structure on the property should a subsequent rezoning to “R-2” (Two-Family Residential District) be approved.
- This request is necessary to allow the existing area to be rezoned from “B-5” (Business District) to a “R-2” (Two-Family Residential District).



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- Ingress and egress is via Terrace Drive. The proposed development is estimated to generate twenty (20) daily vehicle trips, and as such, a traffic impact analysis will not be required.
- The property is located within Zone X a FEMA-regulatory Special Flood Hazard Area (SFHA). There are no known wetland areas on the property.
- Water, sanitary sewer, and drainage utility services are located within the City of Killeen municipal utility service area and are available to the subject tract.

# Comprehensive Plan Analysis

- The subject property is located within the ‘Intended Growth’ area on the Growth Sector Map of the 2022 Comprehensive Plan.
- The ‘Intended Growth’ sector includes vacant tracts that are currently under development or already have development approvals secured for future buildout and have access to existing or planned infrastructure.
- Development should align with the Big Ideas of this plan, particularly those related to diversifying the housing and neighborhood options in the city.



# Comprehensive Plan Analysis

- The request is consistent with the following Big Ideas of the Comprehensive Plan:
  - ▣ Big Idea #1 - Resource stewardship and fiscally responsible growth ensure a more prosperous community for the long haul.
  - ▣ Big Idea #5 - Neighborhoods, not subdivisions, make great places for everyone.

# Comprehensive Plan Analysis

- The request supports or furthers the following Comprehensive Plan recommendations:
  - ▣ **LU1** - Use place types and complete neighborhoods as building blocks.
  - ▣ **NH4** - Build complete neighborhoods.
  - ▣ **MC3** - Improve network connectivity.

# Staff Findings

- Staff finds that the requested FLUM amendment is consistent with the principles and policies set forth in the Killeen 2040 Comprehensive Plan.
- Killeen Code of Ordinances Sec. 31-39(j) outlines seven (7) factors that must be considered in evaluating a FLUM amendment request. Staff finds that this request adheres to each of those criteria.

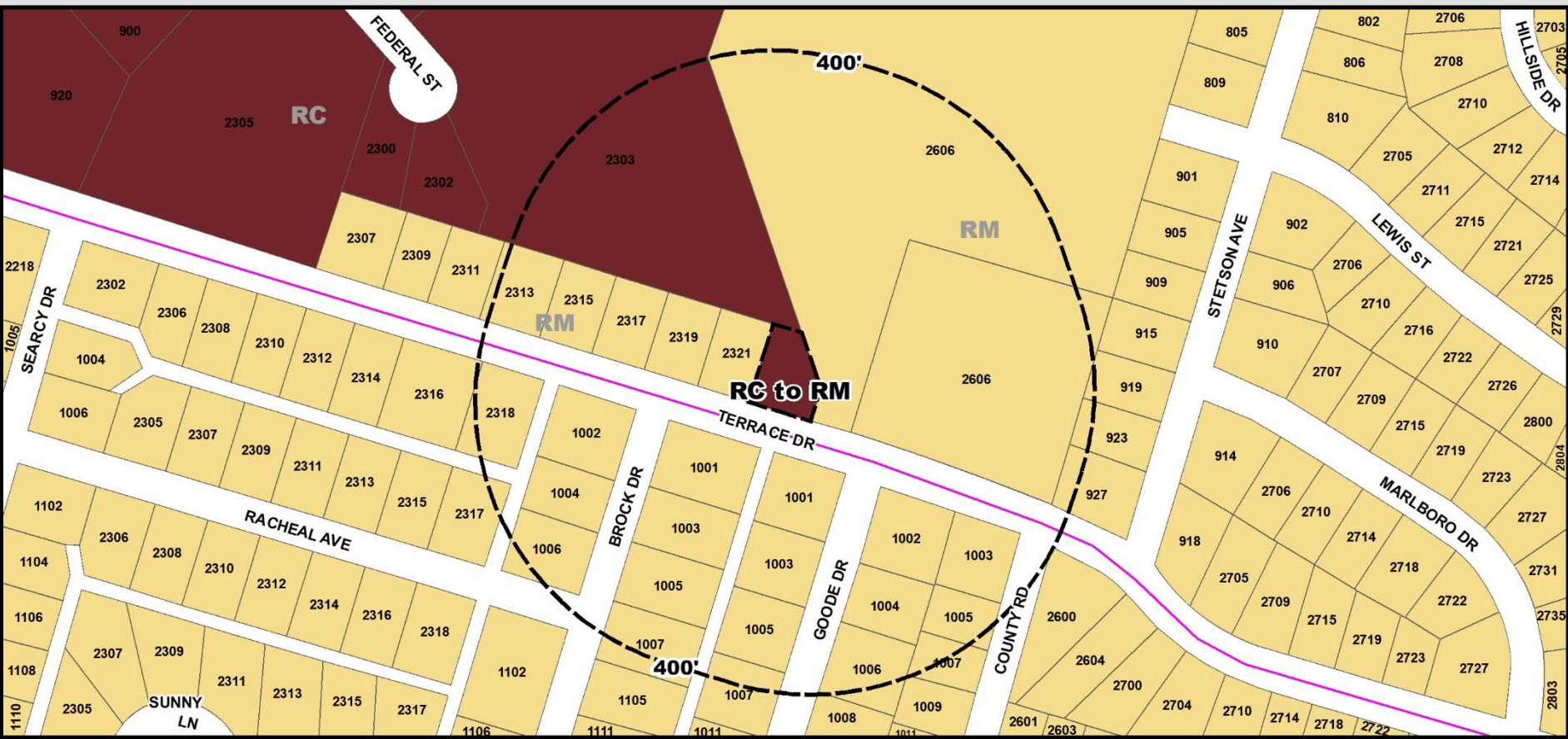


# Comprehensive Plan Analysis

- Staff is of the determination that the applicant's request is consistent with the character of the adjacent neighborhoods.
- Additionally, staff finds that the proposed development will not have a negative impact on the City's ability to provide, fund, and maintain services as well as enhance the vibrancy of Killeen or further the City's goal of ensuring that new development pays for itself.

# Public Notification

- Staff notified thirty-two (32) surrounding property owners regarding this request. Of those property owners, eleven (11) reside outside of the City of Killeen.
- To date, staff has received no written responses regarding this request.




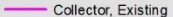
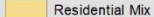
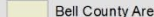
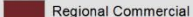
**NOTIFICATION MAP**

**Case: FLUM AMENDMENT 2024-01**

Council District: 2

FROM RC TO RM

Subject Property Legal Description: PART OF LOT 11 BLOCK 1 FISHER COMMERCIAL SUBDIVISION PHASE THREE

- Legend**
-  Killeen City Limits
  -  Collector, Existing
  -  Residential Mix
  -  Bell County Area
  -  Regional Commercial

Date: 5/28/2024





# Staff Recommendation

- Staff recommends approval of the applicant's request to amend the FLUM designation of the subject property from 'Regional Commercial' to 'Residential Mix'.

# Commission Recommendation

- At their regular meeting on June 17, 2024, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.