



FLUM#25-06: 'RC' TO 'RM'

PH-26-003

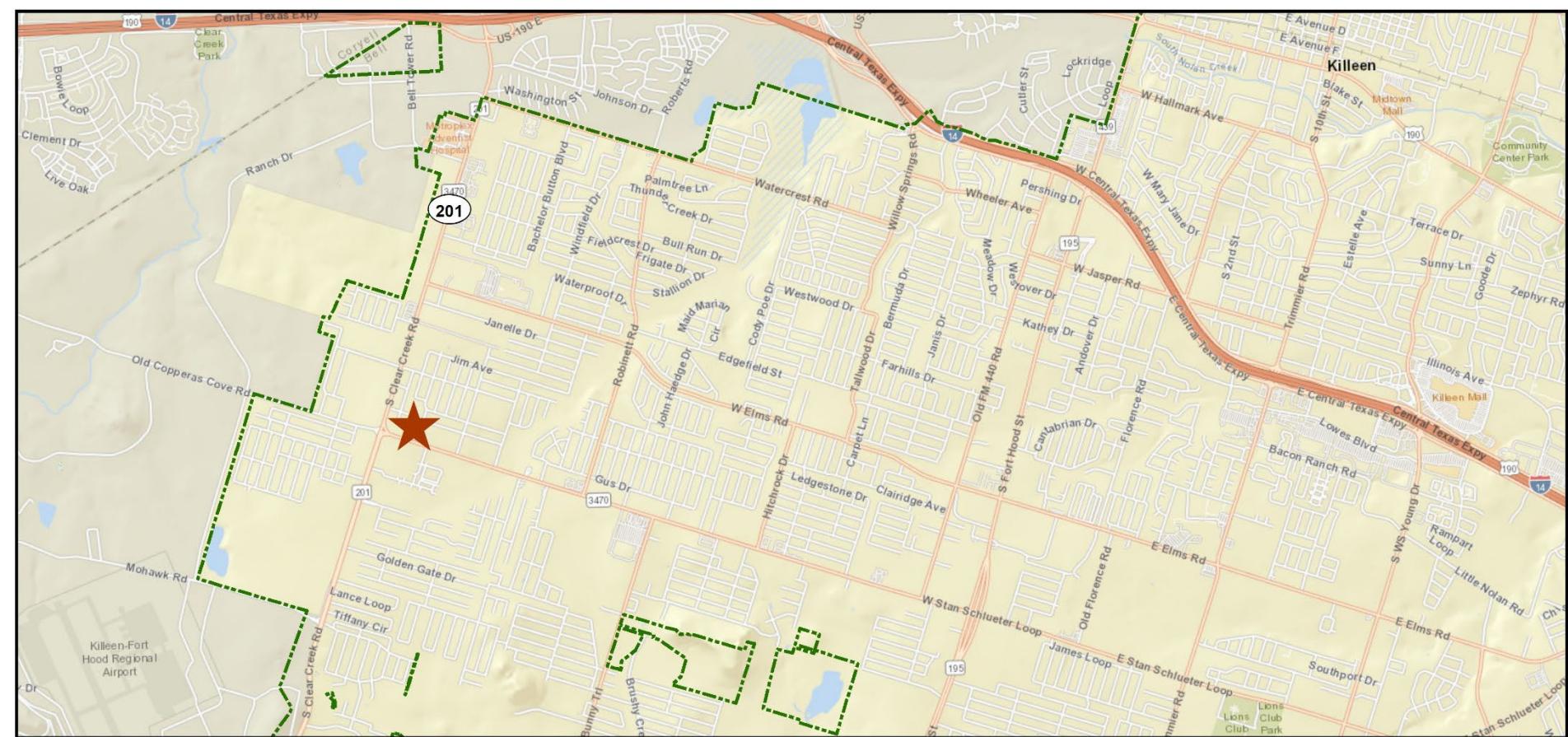
January 20, 2026

Case #FLUM25-06: 'RC' to 'RM'

- Hold a public hearing and consider a request submitted by Central Texas Land Development Services on behalf of Clear Creek Commercial, Ltd. (**FLUM#25-06**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Regional Commercial' designation to a 'Residential Mix' designation for approximately 1.81 acres out of T. Robinette Survey, Abstract No. 686.
- The subject property is locally addressed 5201 West Stan Schlueter Loop, Killeen, Texas.

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- The applicant's request is to change the Future Land Use Map (FLUM) designation of 1.81 acres from Regional Commercial to Residential Mix.
- If approved, the applicant intends to develop the property for residential use.



LOCATION MAP

Case: FLUM AMENDMENT 2025-06

Council District: 4
FROM RC TO RM

Subject Property Legal Description: A0686BC T ROBINETT, ACRES 1.746

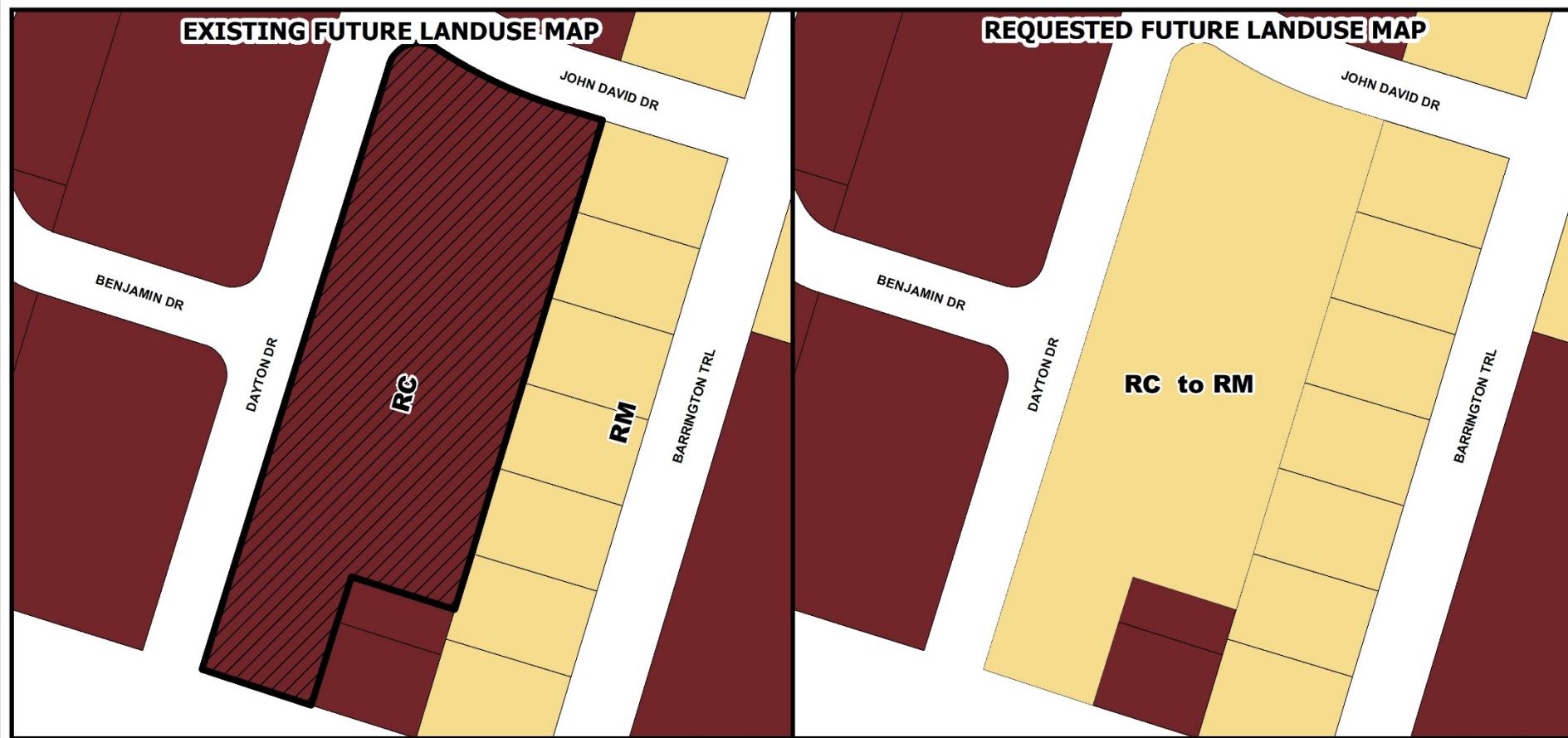


1 inch = 4,167 feet
Date: 11/18/2025



EXISTING FUTURE LANDUSE MAP

REQUESTED FUTURE LANDUSE MAP



FUTURE LAND USE MAP

Case: FLUM AMENDMENT 2025-06

Council District: 4

FROM RC TO RM

Subject Property Legal Description: A0686BC T ROBINETT, ACRES 1.746

Future Land Use Legend

 Flum Case Location

 Residential Mix

 Regional Commercial

 Killeen City Limit

1 inch = 128 feet

Date: 11/18/2025



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View of the subject property facing north from West Stan Schlueter Loop:



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View of the adjacent property facing east on West Stan Schlueter Loop:



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View of the adjacent property facing west on West Stan Schlueter Loop:



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- The subject property is located within the 'Intended Growth' area on the Growth Sector Map and designated 'Regional Commercial' (RC) on the Future Land Use Map (FLUM) of the Killeen 2040 Comprehensive Plan.

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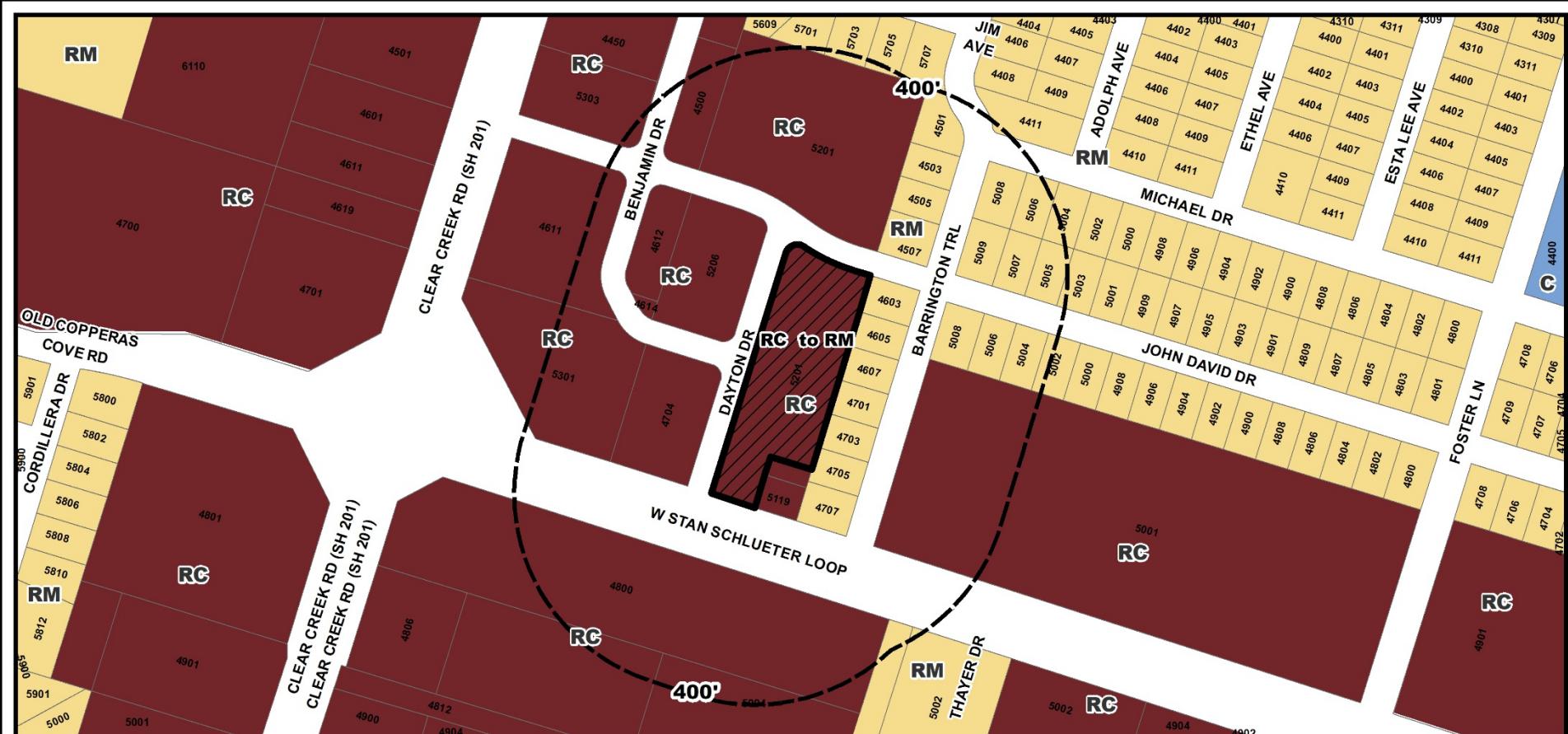
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- The property is not impacted by any wetlands or riverine areas, as shown on the National Wetlands Inventory maps for the property. There is no visual evidence of other environmental impediments on the property at this time.

Public Notification

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- Staff notified ten (10) owners of surrounding properties regarding this request.
- As of the date of this staff report, staff has received one (1) written response in support of this request.



NOTIFICATION MAP

Case: FLUM AMENDMENT 2025-06

Council District: 4

FROM RC TO RM

Subject Property Legal Description: A0686BC T ROBINETT, ACRES 1.746

Legend

- Killeen City Limits
- Campus
- Bell County Area
- Residential Mix
- Regional Commercial
- Opposed

Date: 11/19/2025



Staff Findings

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- The subject property is currently undeveloped.
- The subject property has been zoned to “B-5” (Business District) since 2003.
- Staff finds that the subject property is not well suited for commercial development due to the limited visibility from West Stan Schlueter Loop. Staff is of the determination that the subject property is suitable for residential development.

Staff Recommendation

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- Therefore, staff recommends approval of the applicant's request to amend the FLUM designation from 'Regional Commercial' (RC) to 'Residential Mix' (RM) as presented.

Commission Recommendation

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- At their regular meeting on December 8, 2025, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 4 to 0.