



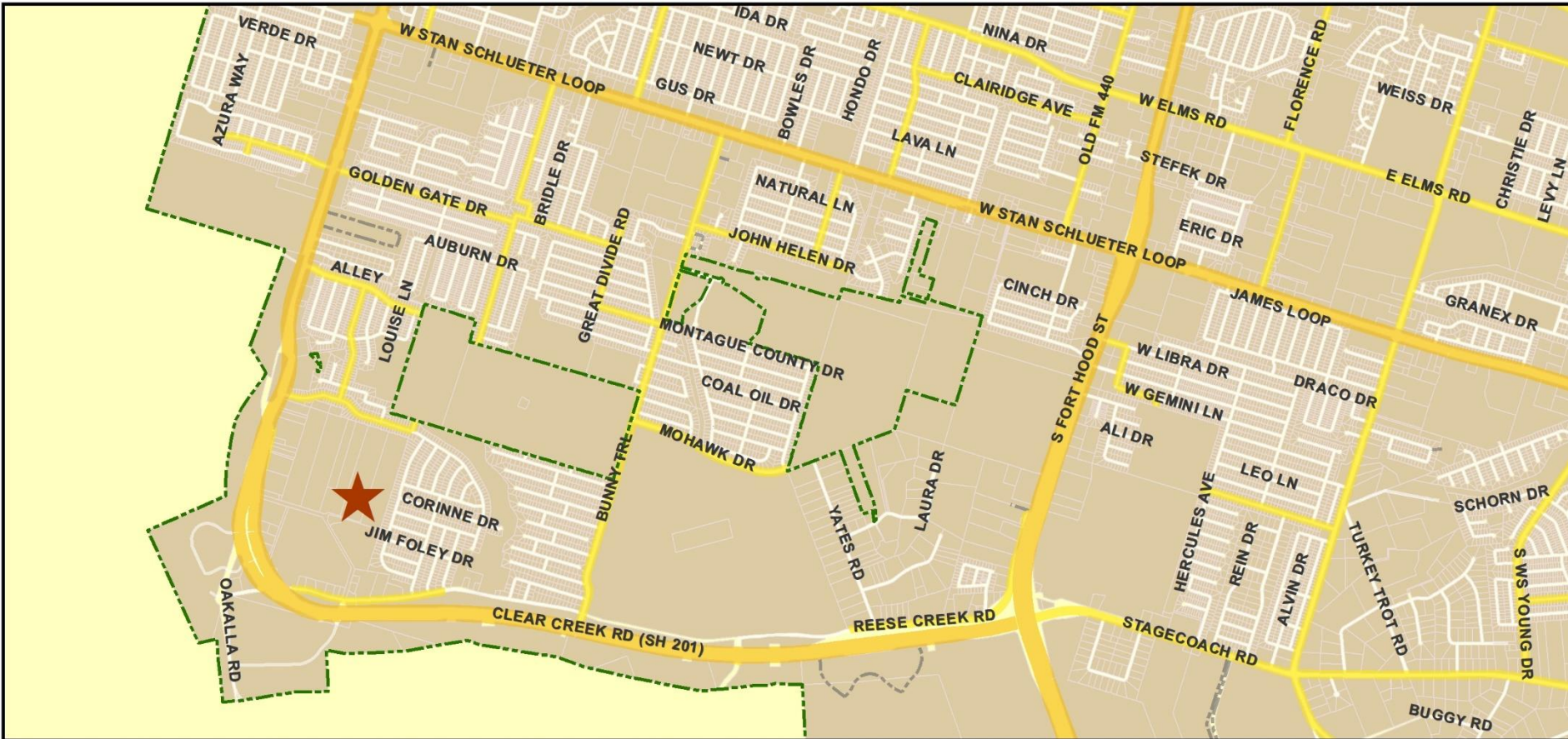
CASE #FLUM21-11: 'R' & 'SR' TO 'GR'

PH-22-009

January 18, 2022

# Case #FLUM21-11 – ‘R’ & ‘SR’ to ‘GR’

- ❑ **HOLD** public hearing and consider a request submitted by Joshua Welch on behalf of CP Summit Group, Loverd Wilson Mitchell Trust, Penelope McDonald, and Ray Fread (**Case #FLUM 21-11**) to amend the Comprehensive Plan’s Future Land Use Map (FLUM) from a ‘Rural’ (R) and ‘Suburban Residential’ (SR) designation to a ‘General Residential’ (GR) designation for approximately 60.112 acres out of the J.H. Lewis Survey, Abstract No. 0536; J.W. Morton Survey, Abstract No. 0587; and T. Arnold Survey, Abstract No. 0055.
- ❑ The property is generally located south of Prewitt Ranch Road and east of Clear Creek Road, Killeen, Texas.



## Case: FLUM AMENDMENT 2021-11

Council District: 4

FROM SR TO GR

Subject Property Legal Description: 80.05 ACRES OUT OF THE: J H LEWIS, T ARNOLD & J W MORTON SURVEYS



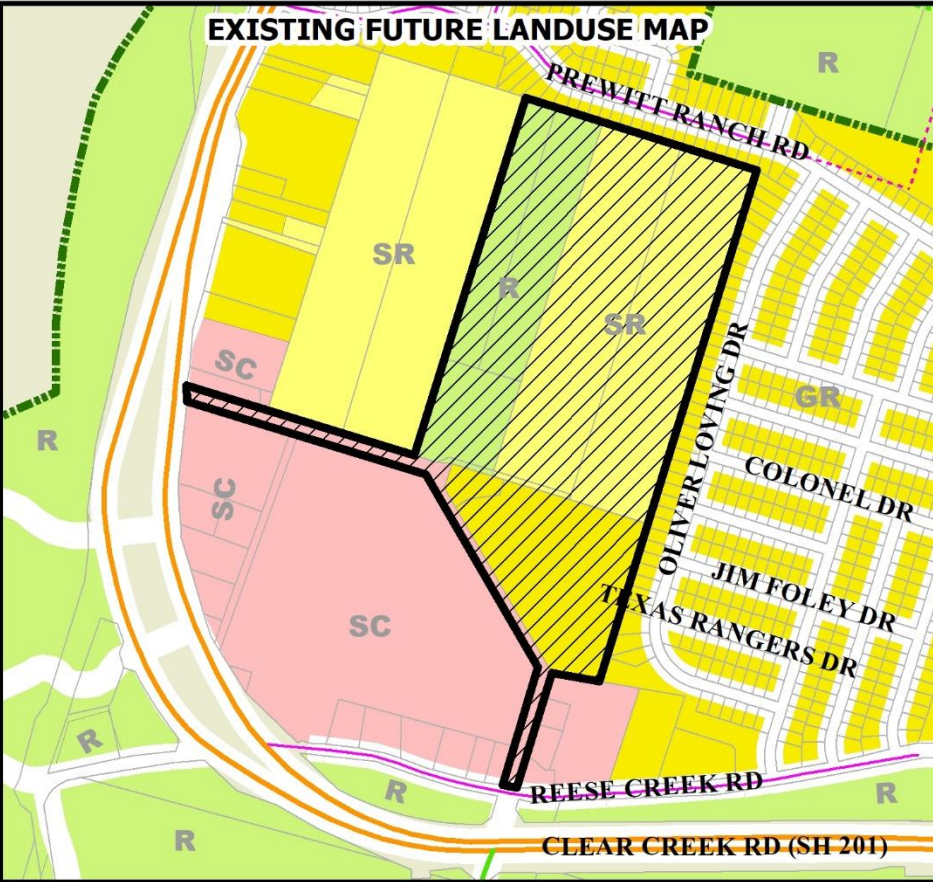
**FLUM LOCATION**



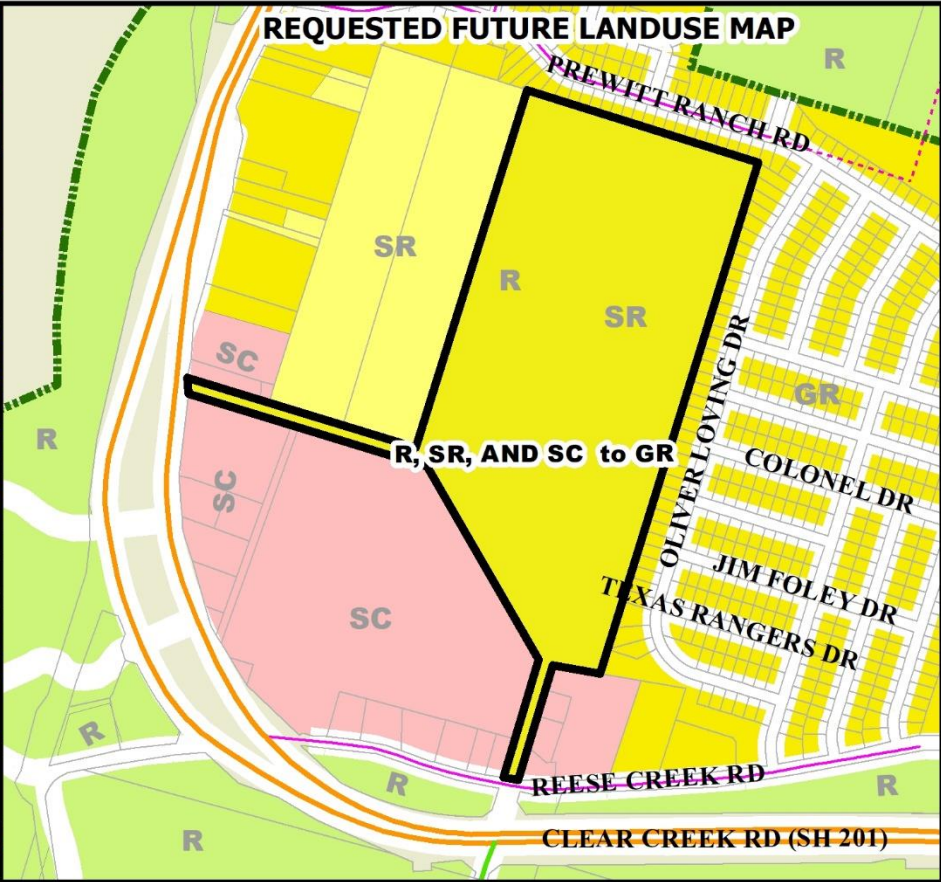
1 inch = 3,333 feet



**EXISTING FUTURE LANDUSE MAP**



**REQUESTED FUTURE LANDUSE MAP**



**FUTURE LAND USE MAP**

**Case: FLUM AMENDMENT 2021-11**

Council District: 4  
 FROM R, SR, AND SC TO GR  
 Subject Property Legal Description: 80.05 ACRES OUT OF THE: J H LEWIS, T ARNOLD & J W MORTON SURVEYS

**Legend**

- FLUM Cases 2021
- Killeen City Limits
- Bell County Area
- Collector, Proposed
- Minor Arterial, Existing
- Minor Arterial, Proposed
- Collector, Existing
- Principal Arterial, Existing

**Future Land Use Legend**

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



1 inch = 1,042 feet

Date: 11/23/2021

# Case #FLUM21-11 – ‘R’ & ‘SR’ to ‘GR’

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- If approved, the applicant intends to develop approximately three-hundred and thirty-three (333) residential lots over nine (9) blocks.
- The applicant submitted a concurrent request to rezone the property from “A” (Agricultural District), “A-R1” (Agricultural Single-Family Residential District), and “R-1” (Single-Family Residential District) to Planned Unit Development with “SF-2” (Single-Family Residential District).
- This property is designated as ‘Rural’ (R) and ‘Suburban Residential’ (SR) on the Future Land Use Map (FLUM) of the Comprehensive Plan.

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- The ‘Rural’ (R) designation encourages the following development types:
  - ▣ Residential homesteads;
  - ▣ Planned development to accommodate conservation and cluster residential designs;
  - ▣ Agricultural uses;
  - ▣ Agriculture-focused commercial retail;
  - ▣ Public/institutional;
  - ▣ Parks and public spaces; and
  - ▣ Natural and protected floodplain areas.

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- The ‘Suburban Residential’ (SR) designation encourages the following development types:
  - ▣ Detached residential dwellings;
  - ▣ Planned developments to provide for other housing types 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.



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- Staff mailed courtesy notices to one-hundred and ninety-one (191) surrounding property owners regarding this request.
- Of those property owners notified, twenty-nine (29) reside outside of Killeen.



**FLUM Notification**

**Case: FLUM AMENDMENT 2021-11**

Council District: 4

FROM R, SR, AND SC TO GR

1 inch = 1,042 feet

Subject Property Legal Description: 80.05 ACRES OUT OF THE: J H LEWIS, T ARNOLD & J W MORTON SURVEYS

**Legend**

- Killen City Limits
- Minor Arterial, Existing
- Suburban Commercial (SC)
- Bell County Area
- Principal Arterial, Existing
- Rural (R)
- Collector, Existing
- General Residential (GR)
- Collector, Proposed
- Suburban Residential (SR)



Date: 11/23/2021

# Alternatives

- ❑ The City Council has three (3) alternatives. The Council may:
  - ❑ Disapprove the applicant's FLUM amendment request;
  - ❑ Approve a more restrictive FLUM designation, such as 'Planned Development' (PD); or
  - ❑ Approve the applicant's FLUM amendment request.

# Staff Findings

- ❑ The current 'Rural' (R) designation is inappropriate in this location. This area was recently annexed, and the FLUM should be updated accordingly. Given its location within the City limits, staff finds that it is unlikely that this area would remain rural in character.
- ❑ Regarding the 'Suburban Residential' (SR) designation, staff finds that the request to amend the designation to 'General Residential' (GR) is consistent with the policies and principles discussed as part of the ongoing Comprehensive Plan process. The requested 'General Residential' (GR) designation allows for smaller lots, which in most cases are more fiscally sustainable than large lots.

# Staff Recommendation

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- ❑ Staff recommends approval of the applicant's request to amend the Future Land Use Map as presented.

# Commission Recommendation

- ❑ At their regular meeting on December 20, 2021, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.