



FLUM #25-05: 'INDUSTRIAL' TO 'RESIDENTIAL MIX'

PH-25-060

October 7, 2025

Case #FLUM25-05: 'I' to 'RM'

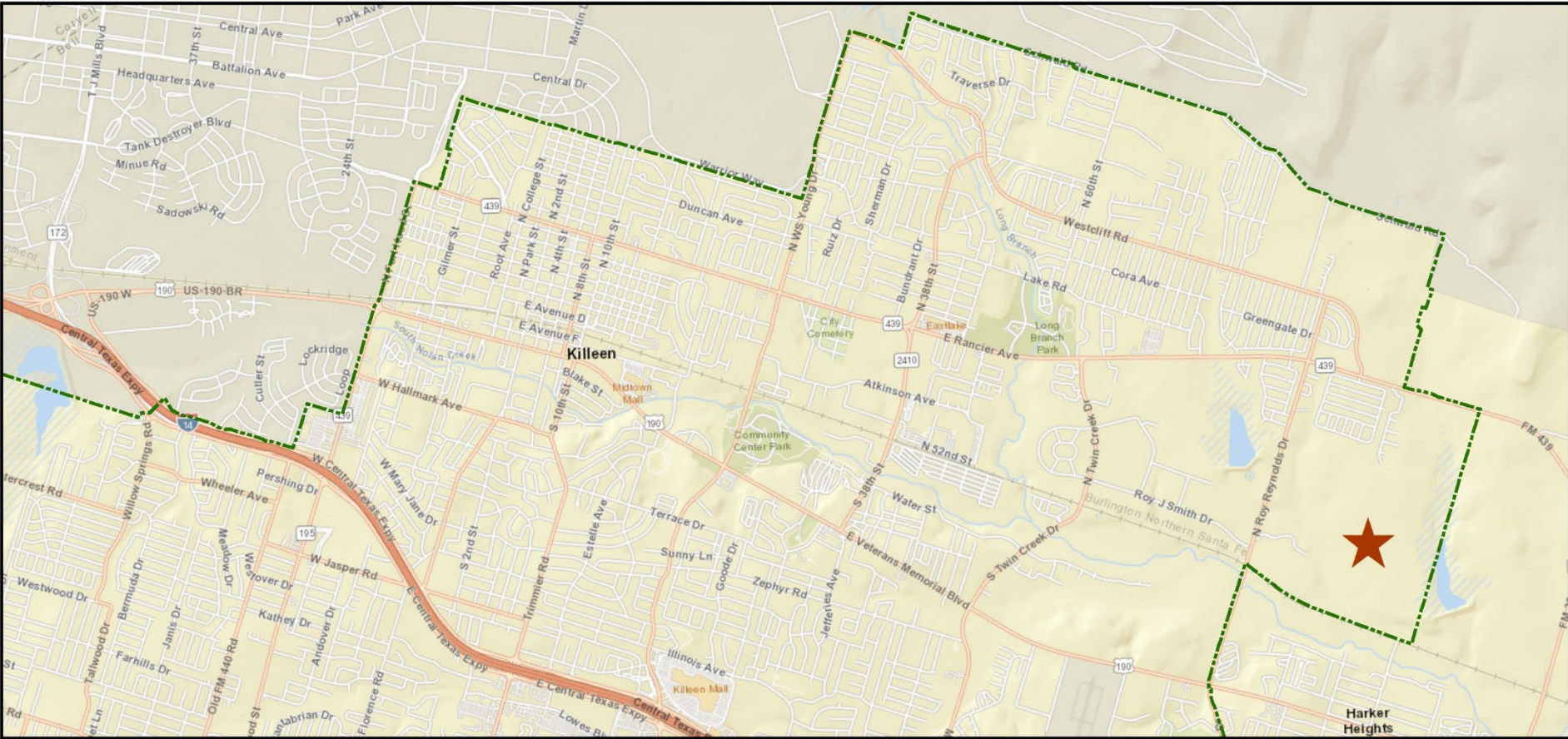
- Hold a public hearing and consider a request submitted by Republic Engineering on behalf of Boghosian, Philip Living Trust & Sagaser, Howard 401K Plan; and Boghosian, Philip Living Trust & Sagaser Watkins & Wieland 401K (**FLUM#25-05**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Industrial' designation to a 'Residential Mix' designation for approximately 122.64 acres out of Vincent L. Evans Survey, Abstract No. 288.

Case #FLUM25-05: 'I' to 'RM'

- The subject properties are generally located east of the intersection of Roy J Smith Drive and N. Roy Reynolds Drive, Killeen, Texas.
- If approved, the applicant intends to submit a subsequent request to rezone the property from “M-1” (Manufacturing District) and “R-1” (Single-Family Residential District) to a PUD (Planned Unit Development) with a mix of 40', 50', and 60' single-family and two-family lots.

Case #FLUM25-05: 'I' to 'RM'

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




LOCATION MAP

Case: FLUM AMENDMENT 2025-05

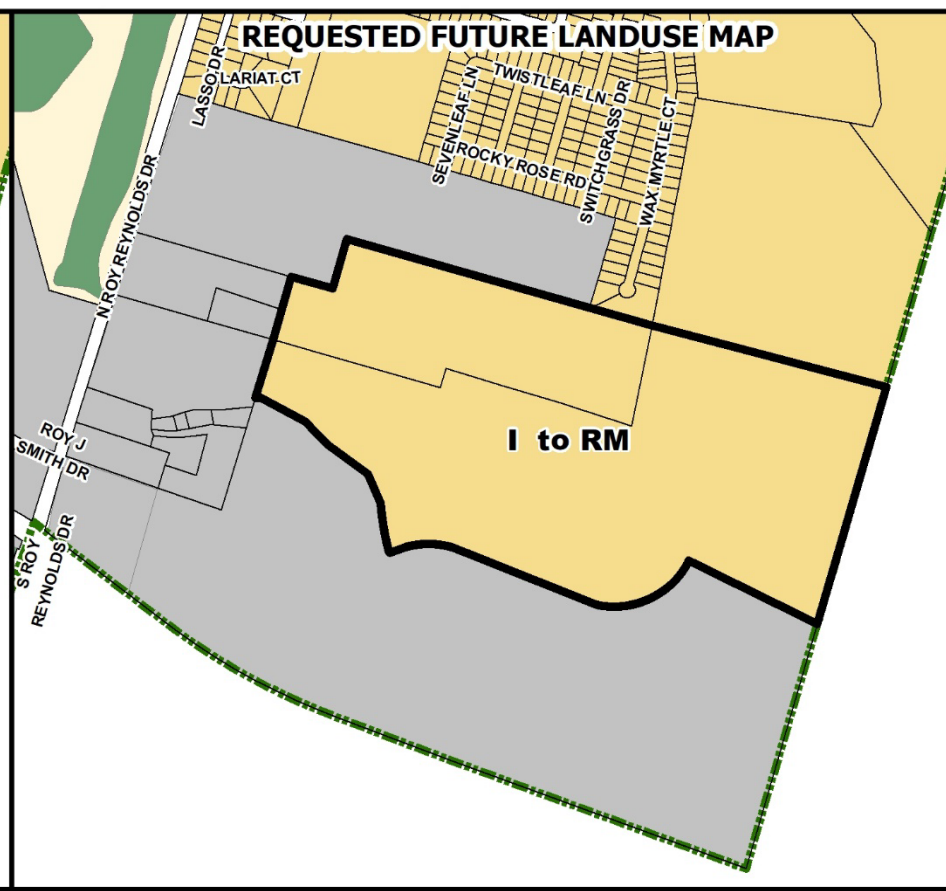
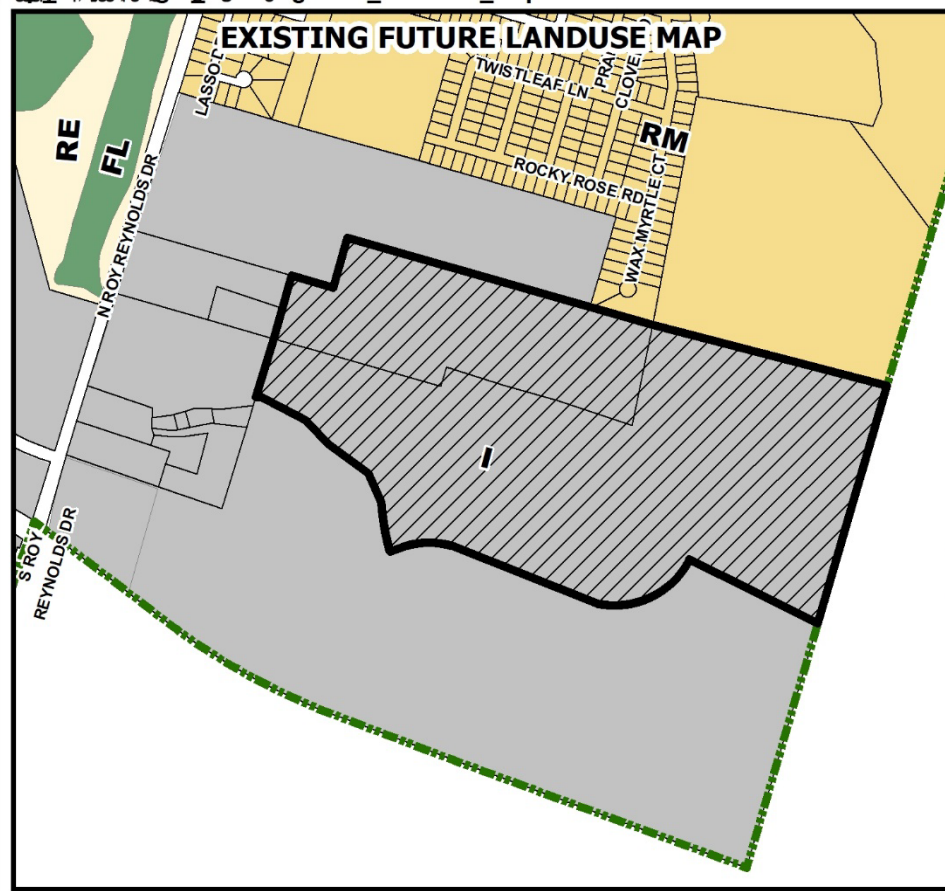
Council District: 1
FROM I TO RM
Subject Property Legal Description: A0288BC V L EVANS, 10-3, 10-6, ACRES 31.981 AND
PART OF A0288BC V L EVANS, 19, ACRES 90.659 OUT OF 221.24 ACRES

 **FLUM LOCATION**

1 inch = 4,167 feet
Date: 8/6/2025 

EXISTING FUTURE LANDUSE MAP

REQUESTED FUTURE LANDUSE MAP



FUTURE LAND USE MAP

Case: FLUM AMENDMENT 2025-05

Council District: 1

FROM I TO RM

Subject Property Legal Description: A0288BC V L EVANS, 10-3, 10-6, ACRES 31.981 AND PART OF A0288BC V L EVANS, 19, ACRES 90.659 OUT OF 221.24 ACRES

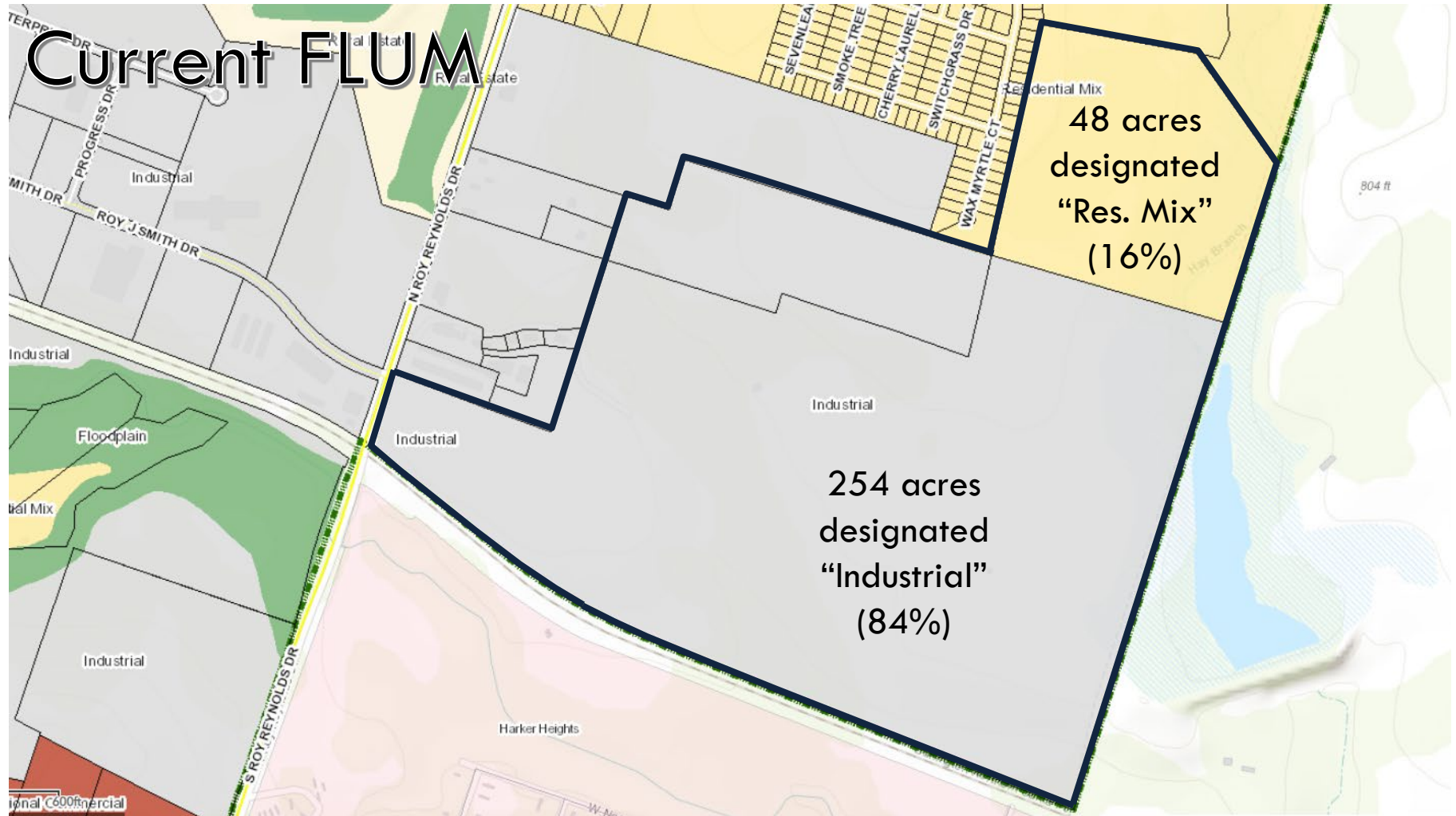
Future Land Use Legend

-  Flum Case Location
-  Floodplain
-  Industrial
-  Residential Mix
-  Rural Estate
-  Killeen City Limit

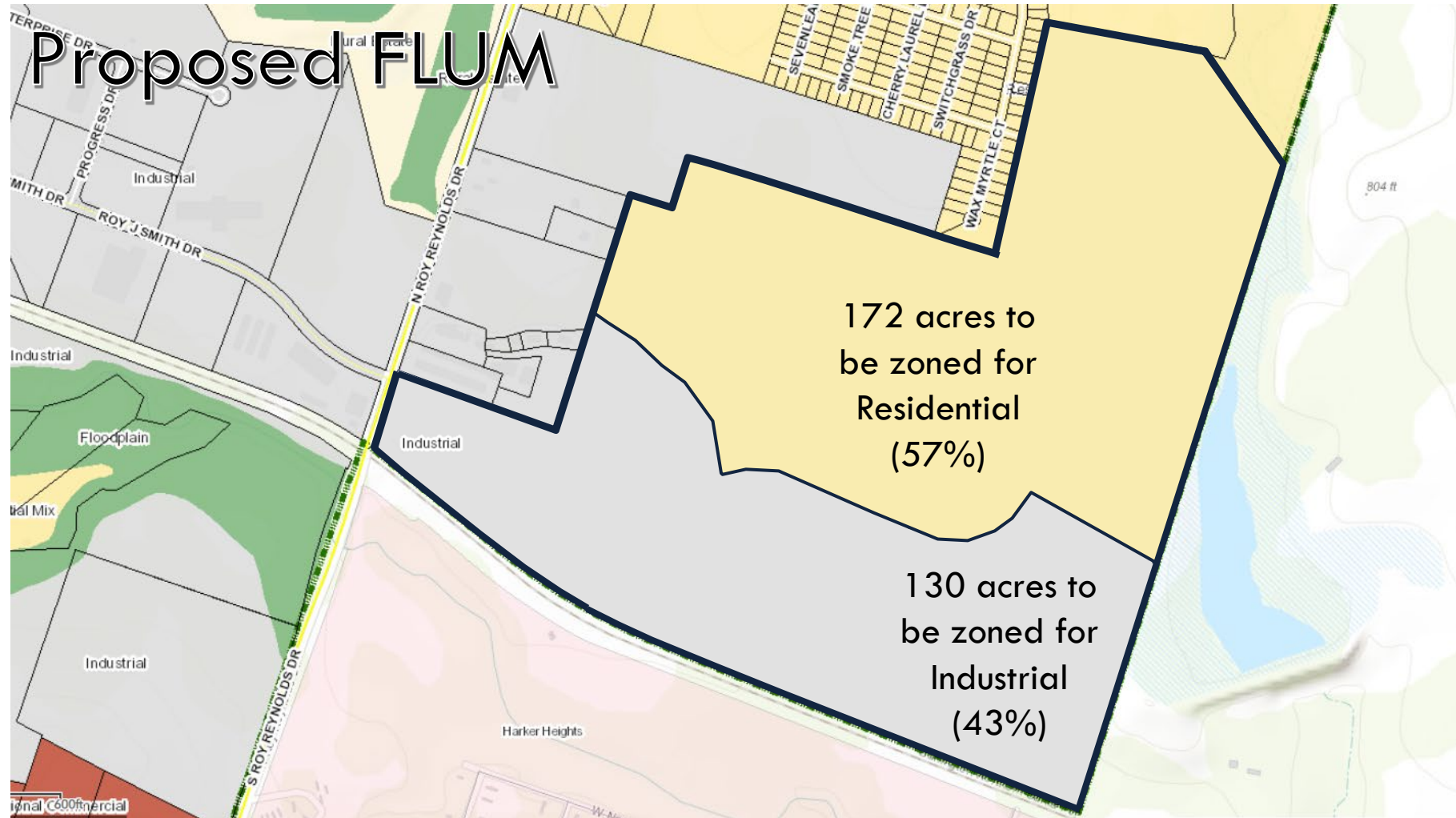
1 inch = 1,167 feet
Date: 8/6/2025



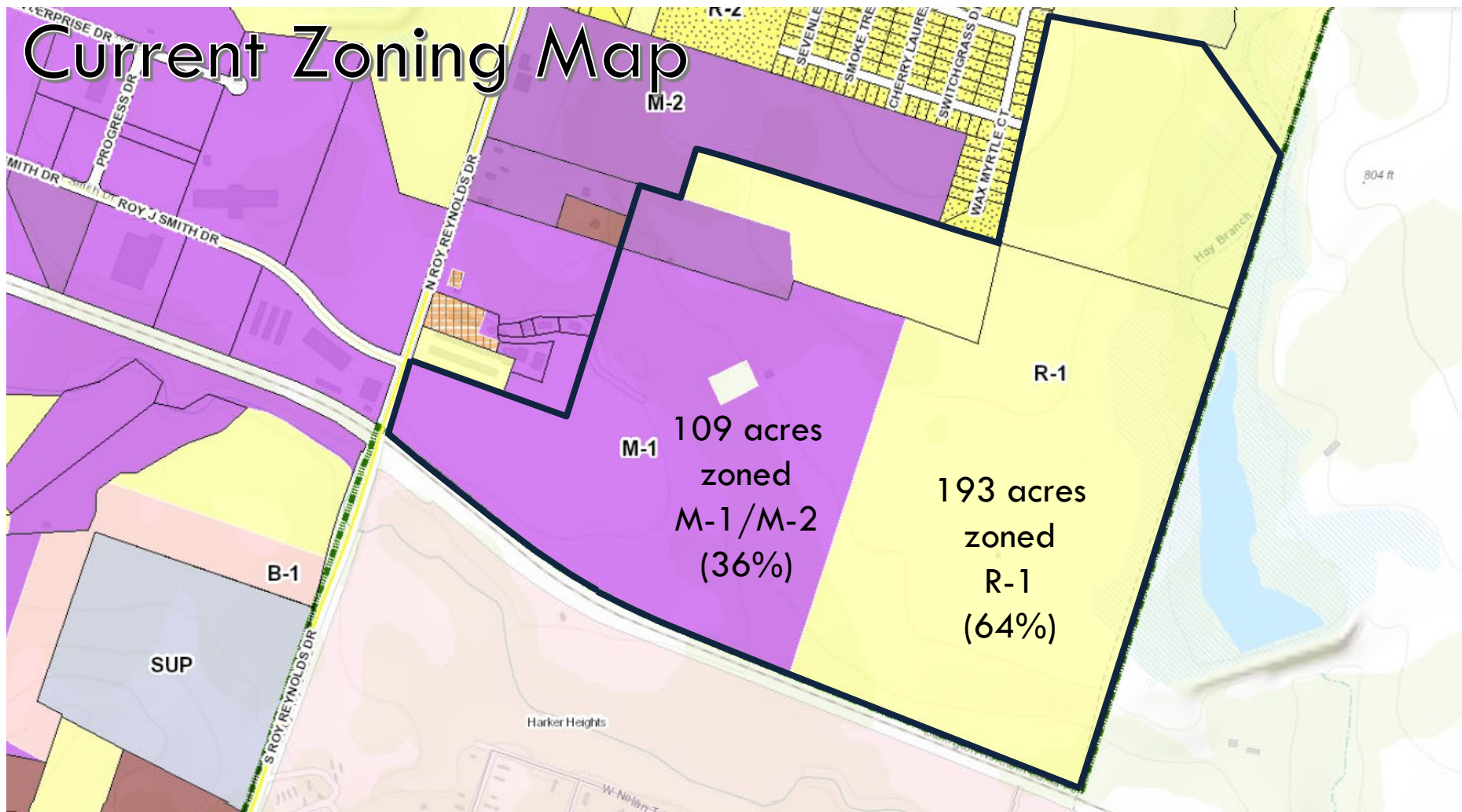
Current FLUM



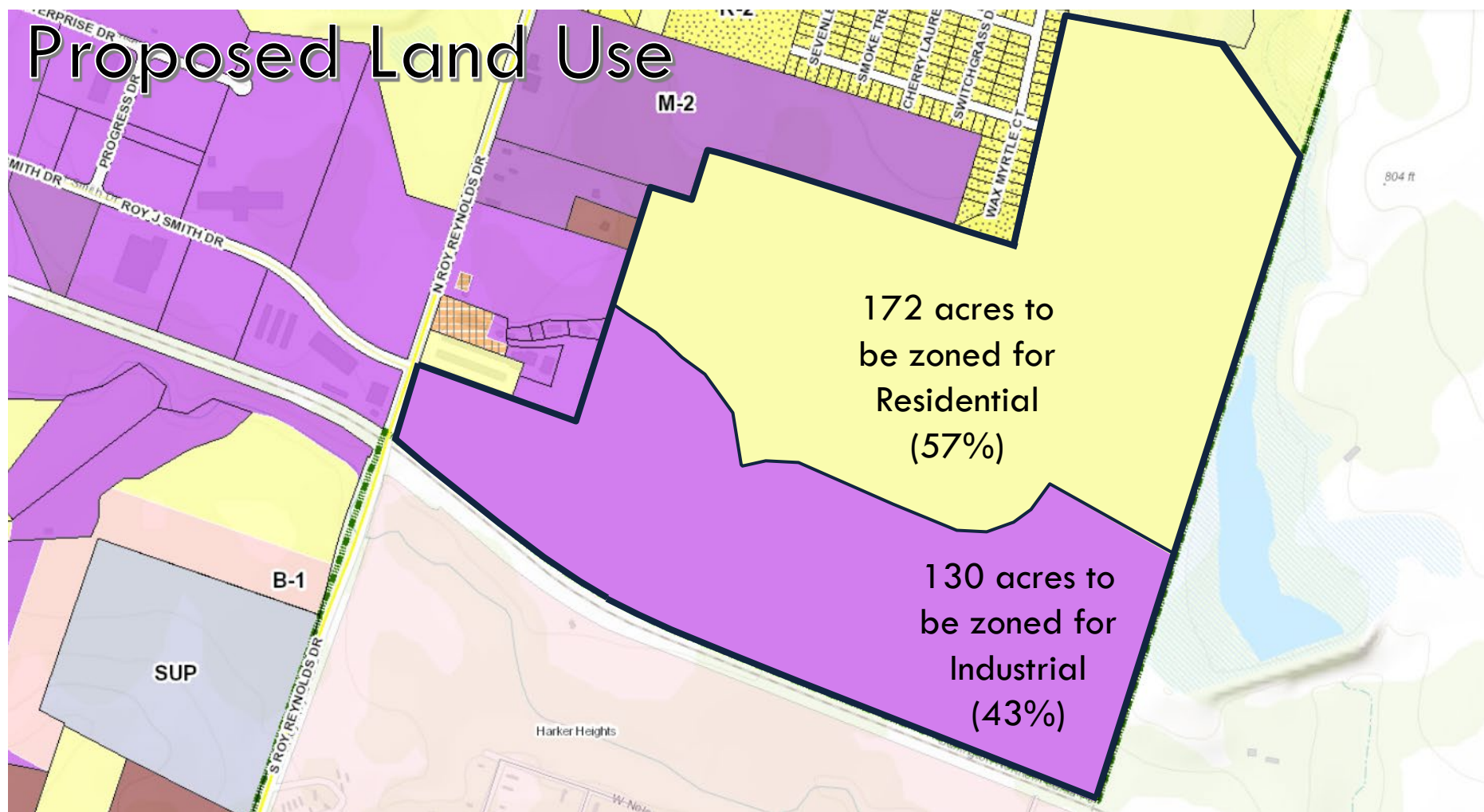
Proposed FLUM



Current Zoning Map



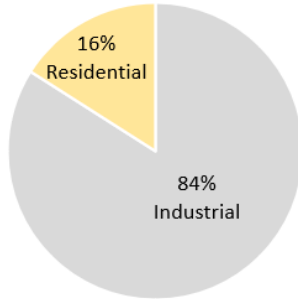
Proposed Land Use



Staff Findings

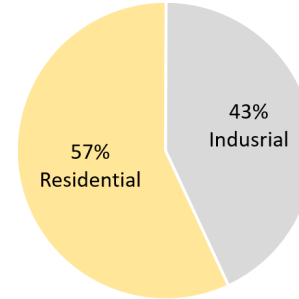
11

Current FLUM



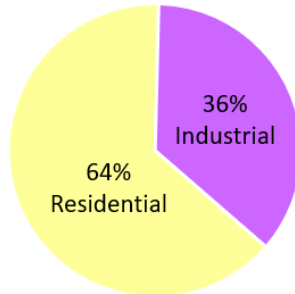
48 acres Residential
254 acres Industrial

Proposed FLUM



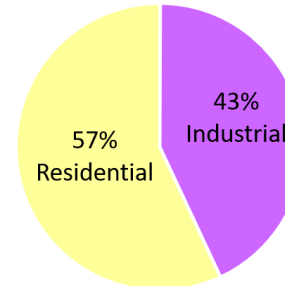
172 acres Residential
130 acres Industrial

Current Zoning



193 acres Residential
109 acres Industrial

Proposed Land Use

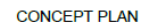
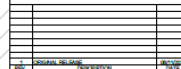


172 acres Residential
130 acres Industrial

ed Concept Plan

A map of the City of San Jose showing the proposed industrial area. The area is outlined in black and filled with a light purple color. The text "130 acres designated Industrial" is written in black inside the purple area. The map shows surrounding streets, including San Jose Avenue, and other land use designations indicated by different hatching patterns.

130 acres designated Industrial



	NAME	DOB
	NAME	JAT
	ADDRESS	JAT
	CONTACT	JAT
	CONTACT	JAT
	CONTACT	23-063-001

Case #FLUM25-05: 'I' to 'RM'

13

View of the subject property facing east from Roy Reynolds Drive:



Case #FLUM25-05: 'I' to 'RM'

14

View from the subject property facing northwest on Roy Reynolds:



Case #FLUM25-05: 'I' to 'RM'

15

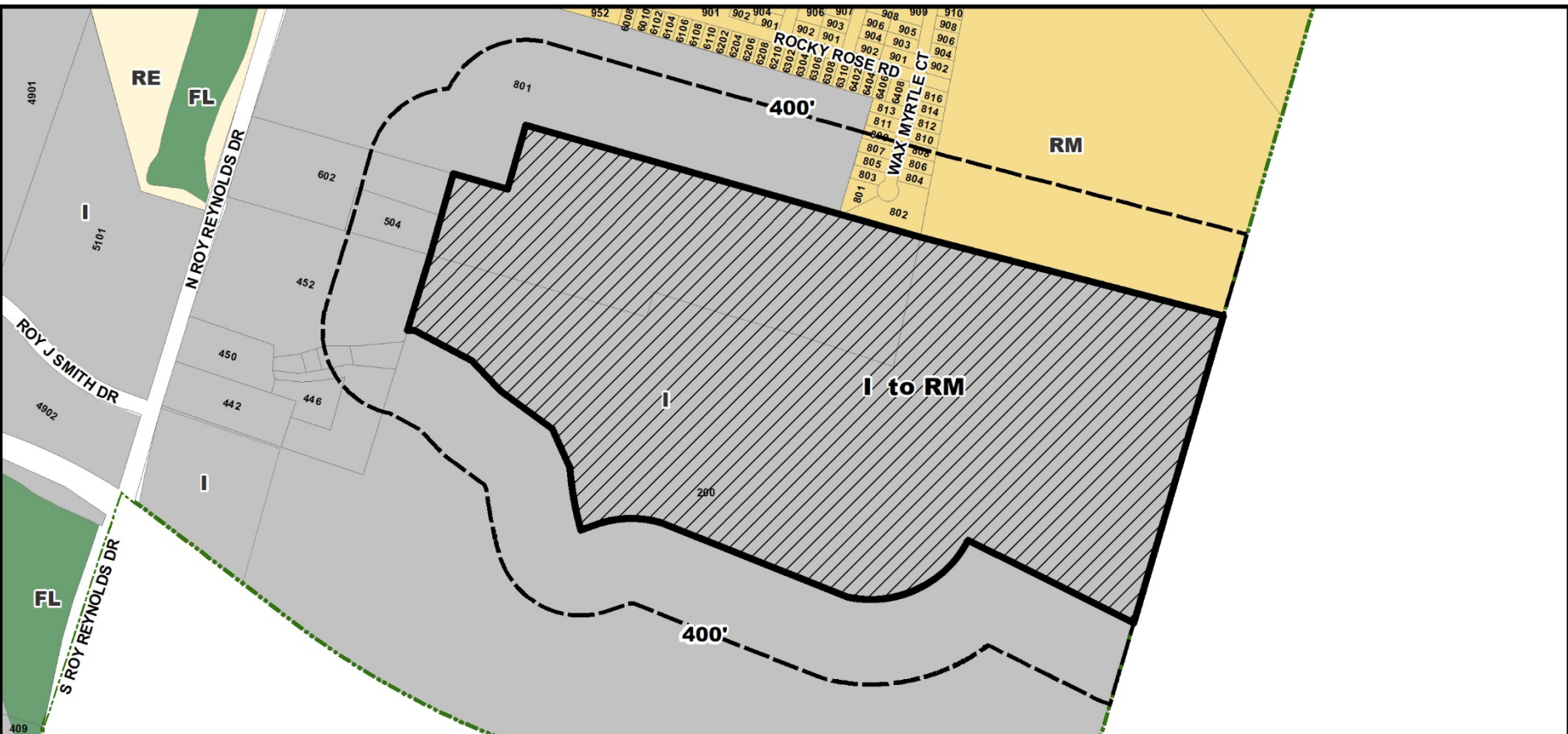
View from the subject property facing southwest towards Harker Heights:



Public Notification

16

- Staff notified eighteen (18) surrounding property owners regarding this request.
- To date, staff has received two (2) written responses in opposition to the request.



NOTIFICATION MAP

Case: FLUM AMENDMENT 2025-05

Council District: 1

FROM I TO RM

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- Legend**
- Killeen City Limits
 - Floodplain
 - Residential Mix
 - Rural Estate
 - Industrial

Date: 8/6/2025



Staff Findings

18

- Staff finds that approval of the applicant's request will allow for more industrial land use than is allowed under the current zoning of the property.
- Further, staff finds that the applicant's proposed concept plan provides for orderly development of the property by providing a suitable buffer between the proposed residential and industrial land uses.

Staff Findings

19

- Staff is of the determination that development of the property as contemplated by the applicant will allow for the timely development of approximately 130 acres of industrial property.
- Staff also finds that the addition of new market rate residential units in North Killeen is essential to attract new commercial investment to the area.

Recommendation

20

- At the Planning & Zoning Commission meeting on August 25th, staff's recommendation was for disapproval of the applicant's request.
- This recommendation was based on the large reduction in area available for future Industrial development.

Recommendation

21

- On August 25, 2025, the Planning and Zoning Commission recommended disapproval of the applicant's request by a vote of 7 to 0.
- Following the Planning & Zoning Commission meeting, staff met with the applicant on September 5th.
- During this meeting, the applicant provided additional information regarding the request, which resulted in a change to the staff recommendation from disapproval to approval.

Recommendation

22

- Staff recommends approval of the applicant's request to amend the FLUM designation from 'Industrial' (I) to 'Residential Mix' (RM) as presented.