



CASE #FLUM19-09 'GC' & 'R' TO 'GR'

PH-19-024

July 16, 2019

# CASE #: FLUM19-09 'GC' & 'R' to 'GR'

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- Mesa Verde Developers, L.P. submits this request to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'General Commercial' and a 'Rural' designation to a 'General Residential' designation for approximately 26.93 acres.
- The property is located directly south of Renick Ranch Road and near the 1600 block of W. Stan Schlueter Loop (FM 3470), Killeen, Texas.
- The applicant intends to petition the City for voluntary annexation of the property into the municipal corporate limits and develop the property for housing.



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- The Comprehensive Plan defines 'General Commercial' ('GC') future land use as being auto-oriented in character, which can be offset by enhanced building design, landscaping, reduced site coverage, well-designed signage, etc.
- 'General Commercial' future land use and character recommended development types are:
  - Wide range of commercial, retail and service uses, at varying scales and intensities depending on the site.
  - Office (both large and/ or multi-story buildings and small-scale office uses depending on the site).
  - Public/ institutional
  - Parks and public spaces

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- The Comprehensive Plan defines 'Rural' ('R') future land use as being wide open landscapes, with views to the horizon. Community character is further defined by high open space ratios, low building coverage and low density development.
- 'Rural' future land use and character recommended development types are:
  - Residential homesteads and Planned Development to accommodate conservation and luster residential design
  - Agricultural uses and agriculture-focused commercial retail
  - Public/ institutional
  - Parks and public spaces
  - Natural and protected floodplain areas

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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; Public/ institutional uses; Parks and public spaces

### EXISTING FUTURE LANDUSE MAP

### REQUESTED FUTURE LANDUSE MAP



#### FLUM Notification Plan

#### Case: FLUM AMENDMENT 2019-09

Council District: 4

FROM: GC AND R TO GR

1 inch = 417 feet

Subject Property Legal Description: A1155BC W L HARRIS, 3, 24.960 ACRES AND A1155BC W L HARRIS, 3, (PT OF TRACT 1, 9.250AC), ACRES 1.970



#### Legend

- Killeen City Limits
- Bell County Area
- FLUM Case Location

#### Future Land Use Legend

- General Residential (GR)
- General Commercial (GC)
- Rural (R)

Date: 6/19/2019

# Alternatives

- The City Council has three (3) alternatives. The City Council may:
  - 1) approve the ‘General Residential’ FLUM amendment request;
  - 2) disapprove the ‘General Residential’ FLUM amendment request; or
  - 3) approve a more restrictive FLUM designation.

# Recommendations

- Staff recommends that the FLUM designation be changed to ‘General Residential’ (‘GR’) for the entire 26.93 acres being requested.
- The Planning and Zoning Commission recommended approval of a ‘General Residential’ FLUM designation for the subject property by a vote of 3 to 1, with Commissioner Gukeisen opposed to the motion.