



CASE #FLUM 25-04:  
'RC' TO 'RM'

PH-25-045

August 19, 2025

# Case #FLUM25-04: 'RC' to 'RM'

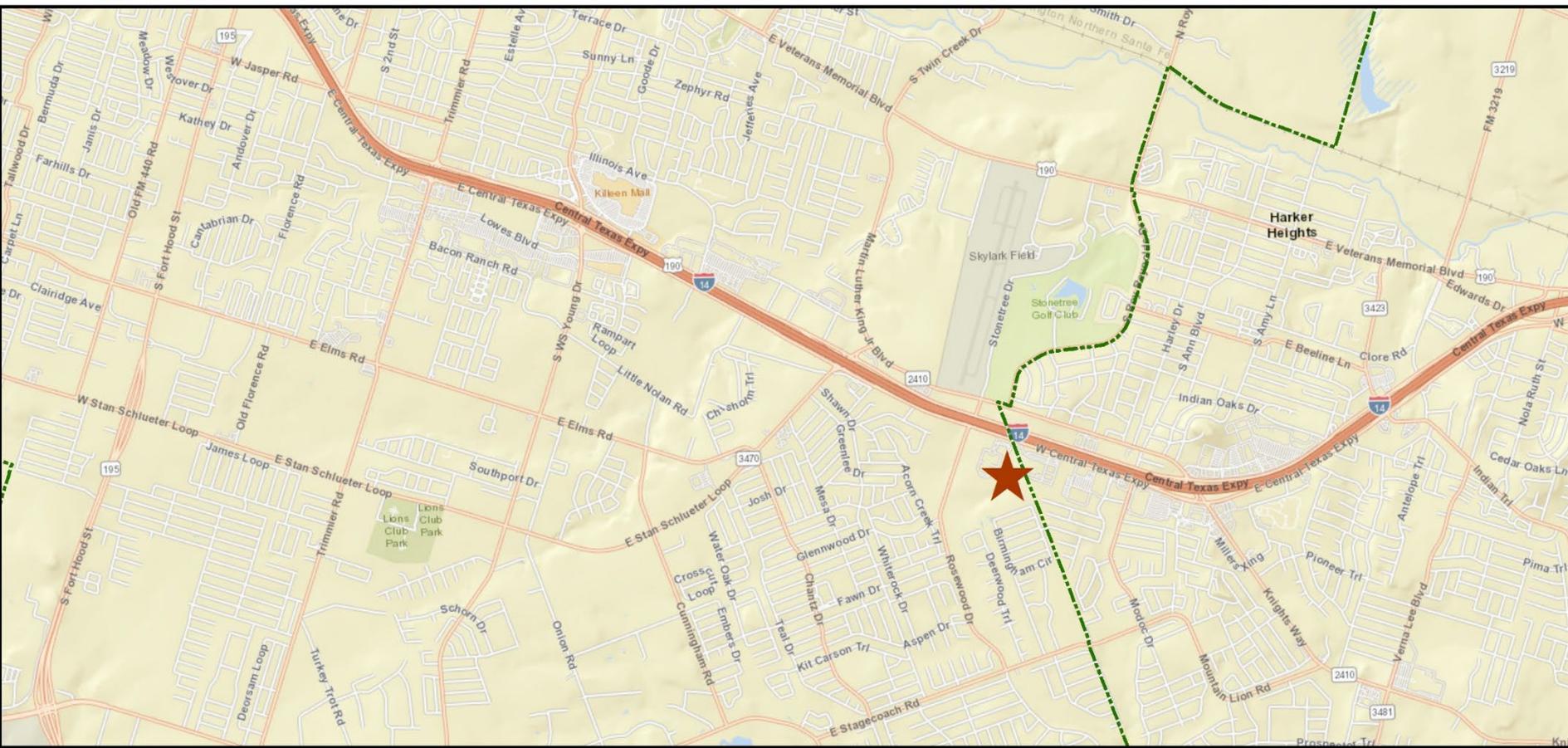
- Hold a public hearing and consider a request submitted by Quintero Engineering, LLC on behalf of SS Springs, LLC (**FLUM#25-04**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Regional Commercial' designation to a 'Residential Mix' designation for approximately 7.2 acres, being part of Lot 2, Block 1, Rosewood Addition.
- The subject property is locally addressed as 5500 Rose Garden Loop, Killeen, Texas.

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- If approved, the applicant intends to submit a subsequent request to rezone the property from “B-3” (Local Business District) to “R-2” (Two-Family Residential District) in order to develop an additional phase of the Rosewood Springs Subdivision consisting of two-family homes (duplexes).

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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.



**LOCATION MAP**

**Case: FLUM AMENDMENT 2025-04**

Council District: 2  
FROM RC TO RM  
Subject Property Legal Description: Part of Lot 2, Block 1, Rosewood Addition, Total Acres 7.2

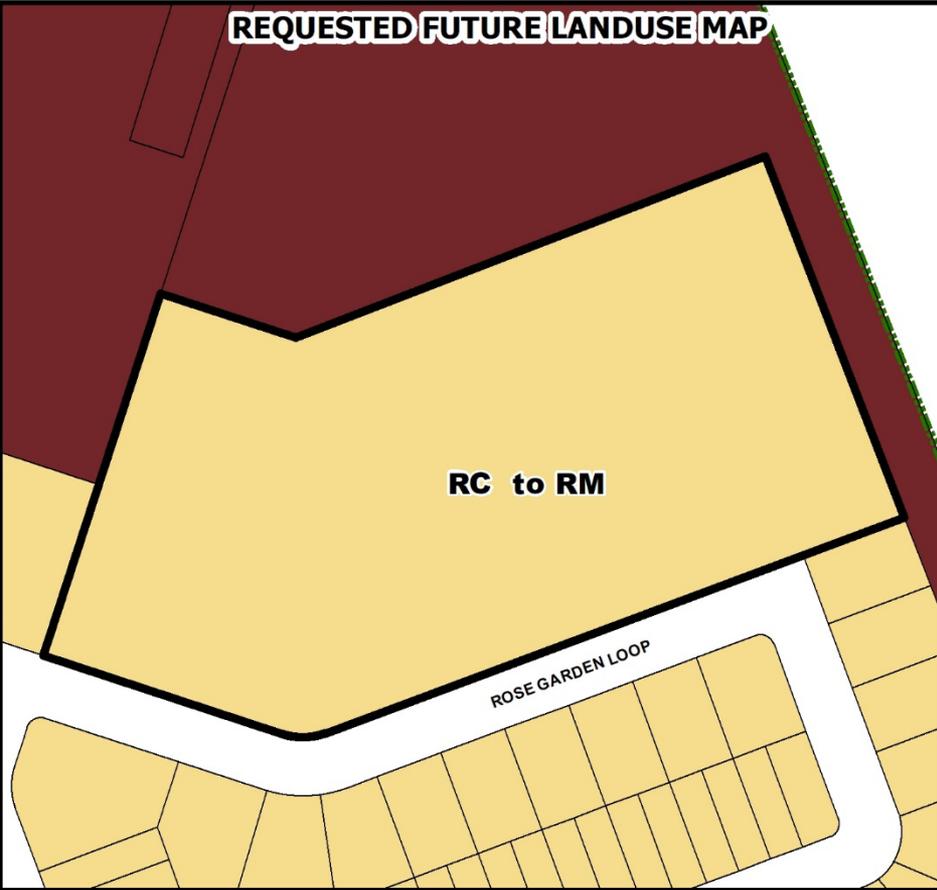
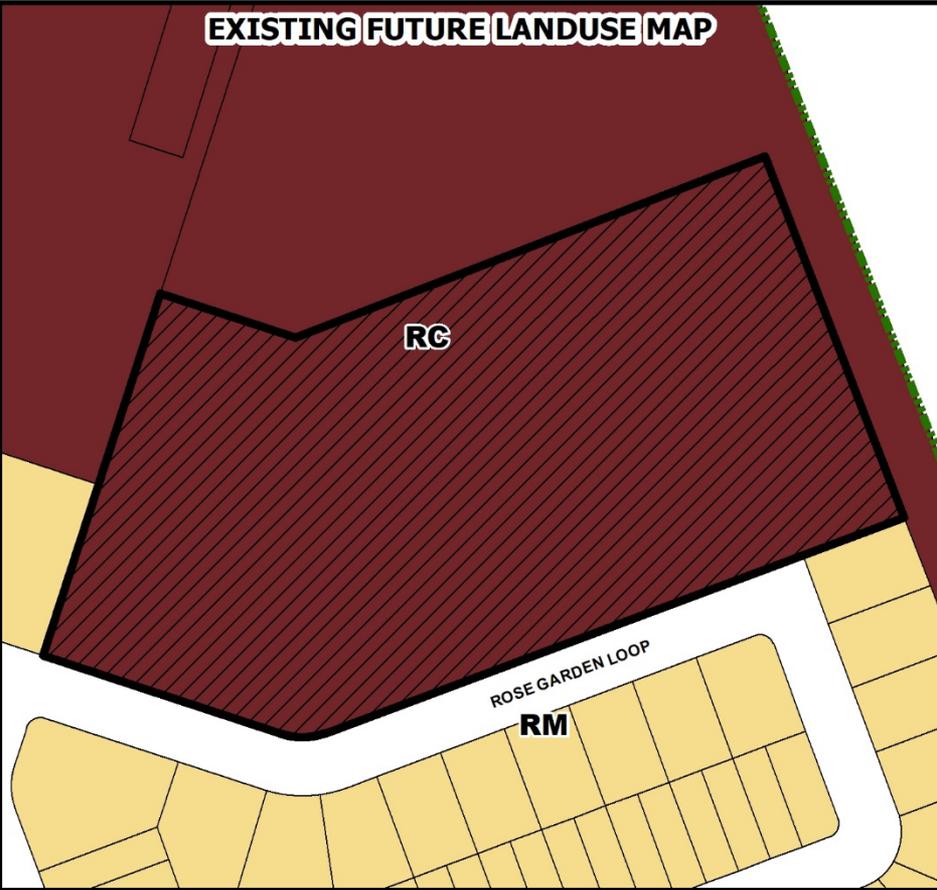
 **FLUM LOCATION**

1 inch = 4,167 feet  
Date: 6/24/2025



**EXISTING FUTURE LANDUSE MAP**

**REQUESTED FUTURE LANDUSE MAP**



**FUTURE LAND USE MAP**

**Case: FLUM AMENDMENT 2025-04**

Council District: 2

FROM RC TO RM

Subject Property Legal Description: Part of Lot 2, Block 1, Rosewood Addition, Total Acres 7.2

**Future Land Use Legend**

 Flum Case Location

 Regional Commercial

 Residential Mix

 Killeen City Limit

1 inch = 199 feet  
Date: 6/24/2025



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View of the subject property facing north from Rose Garden Loop:



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View of the existing two-family residential on Rose Garden Loop:



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View from facing southwest on Rose Garden Loop  
(subject property on right):



# Public Notification

- Staff notified thirty-two (32) surrounding property owners regarding this request.
- To date, staff has received two (2) written responses in support and eight (8) written responses in opposition to this request.
- Three (3) citizens spoke in opposition to the request during the Public Hearing at the Planning and Zoning Commission meeting on July 14<sup>th</sup>.



# Staff Findings

- The subject property is currently undeveloped with access via Rose Garden Loop.
- The property also has access via a private access easement from E. Central Texas Expressway through the existing nursing home facility to the west.
- However, the property does not have direct access from either Rosewood Drive or E. Central Texas Expy.

# Staff Recommendation

- Based on the limited access, staff finds that the subject property is not well suited for commercial development.
- Therefore, staff recommends approval of the applicant's request to amend the Future Land Use Map (FLUM) designation from 'Regional Commercial' (RC) to 'Residential Mix' (RM) as requested by the applicant.

# Commission Recommendation

- At their regular meeting on July 14, 2025, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 4 to 2.
- Commissioners Sabree and Purifoy voted in opposition to the motion, citing citizens' concerns regarding traffic and management of the existing Homeowners' Association.