



FLUM AMENDMENT
#25-01: 'FLOODPLAIN'
TO 'NEIGHBORHOOD
COMMERCIAL'

PH-25-011

April 1, 2025

Case #FLUM25-01: 'FL' to 'NC'

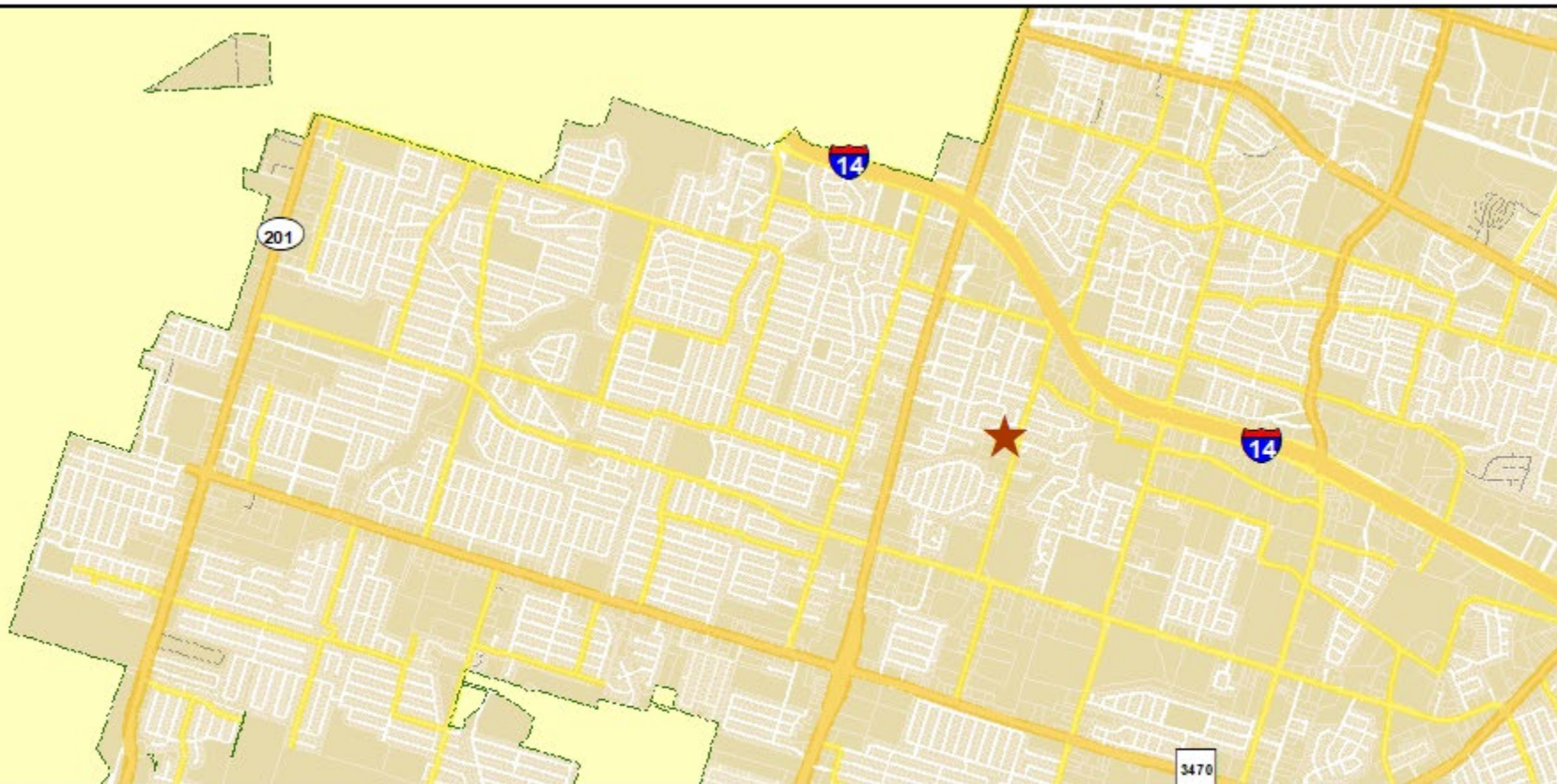
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Hold a public hearing and consider a request submitted by Quintero Engineering, LLC on behalf of Nozad Realty, LLC (**FLUM#25-01**) to amend the Future Land Use Map (FLUM) designation of approximately 0.59 acres out of the John Essary Survey, Abstract No. 296 from 'Floodplain' to 'Neighborhood Commercial'. The subject property is locally addressed as 3019 Florence Road, Killeen, Texas.

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- Quintero Engineering, LLC, on behalf of Nozad Realty, LLC, has submitted a request to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Floodplain' designation to a 'Neighborhood Commercial' designation.
- If approved, the applicant intends to rezone the property to "B-3" (Local Business District) for use as a convenience store.



LOCATION MAP

Case: FLUM AMENDMENT 2025-01

Council District: 3

FROM FL TO NC

Subject Property Legal Description: A0296BC JOHN ESSARY, 14, 714-2 ACRES 0.59

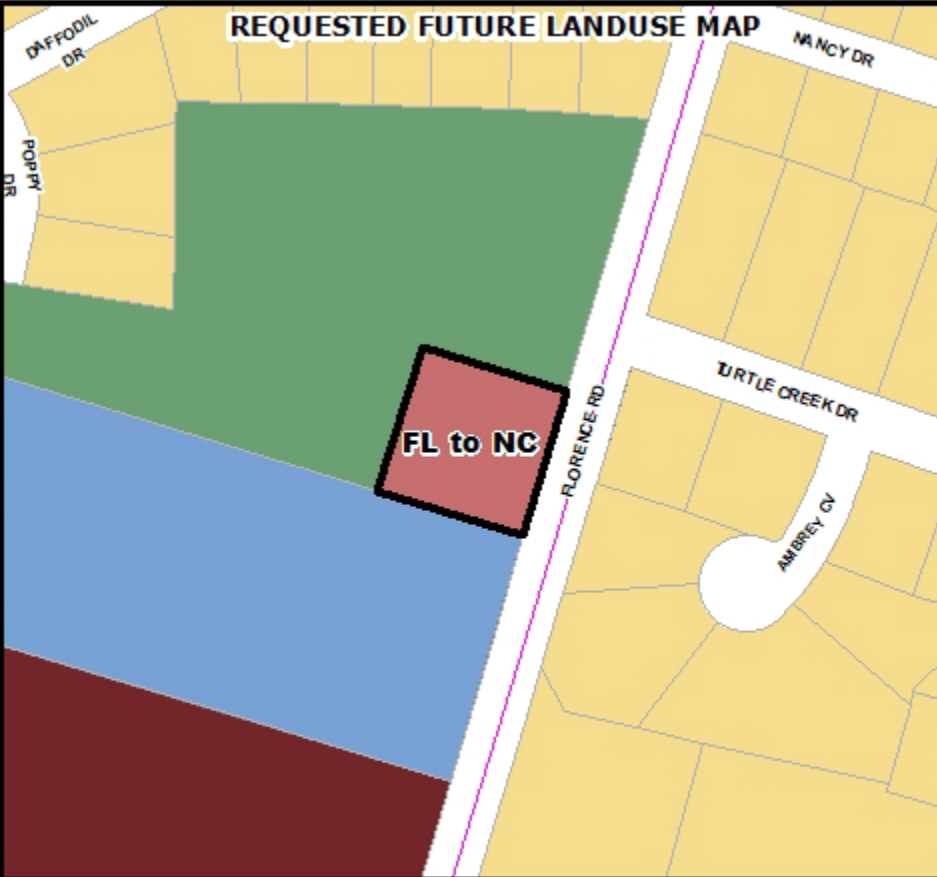
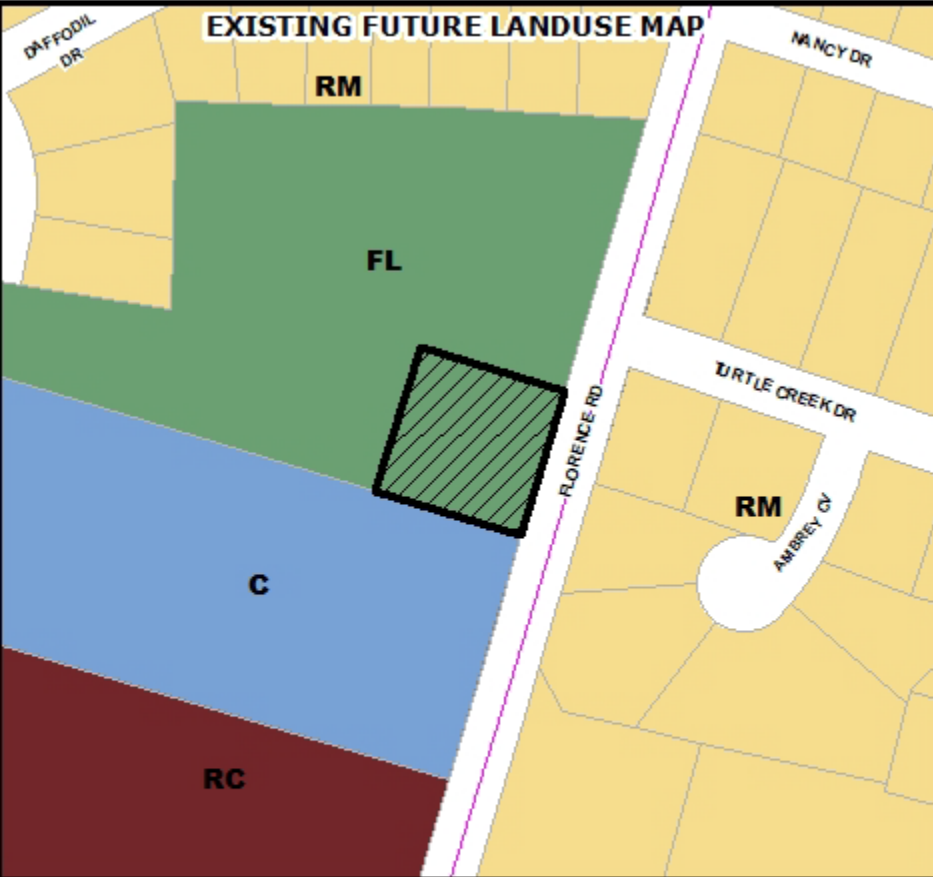


FLUM LOCATION

1 inch = 4,167 feet

Date: 2/12/2025





FUTURE LAND USE MAP

Case: FLUM AMENDMENT 2025-01

Council District: 3

FROM FL TO NC

Subject Property Legal Description: A0296BC JOHN ESSARY, 14, 714-2 ACRES 0.59

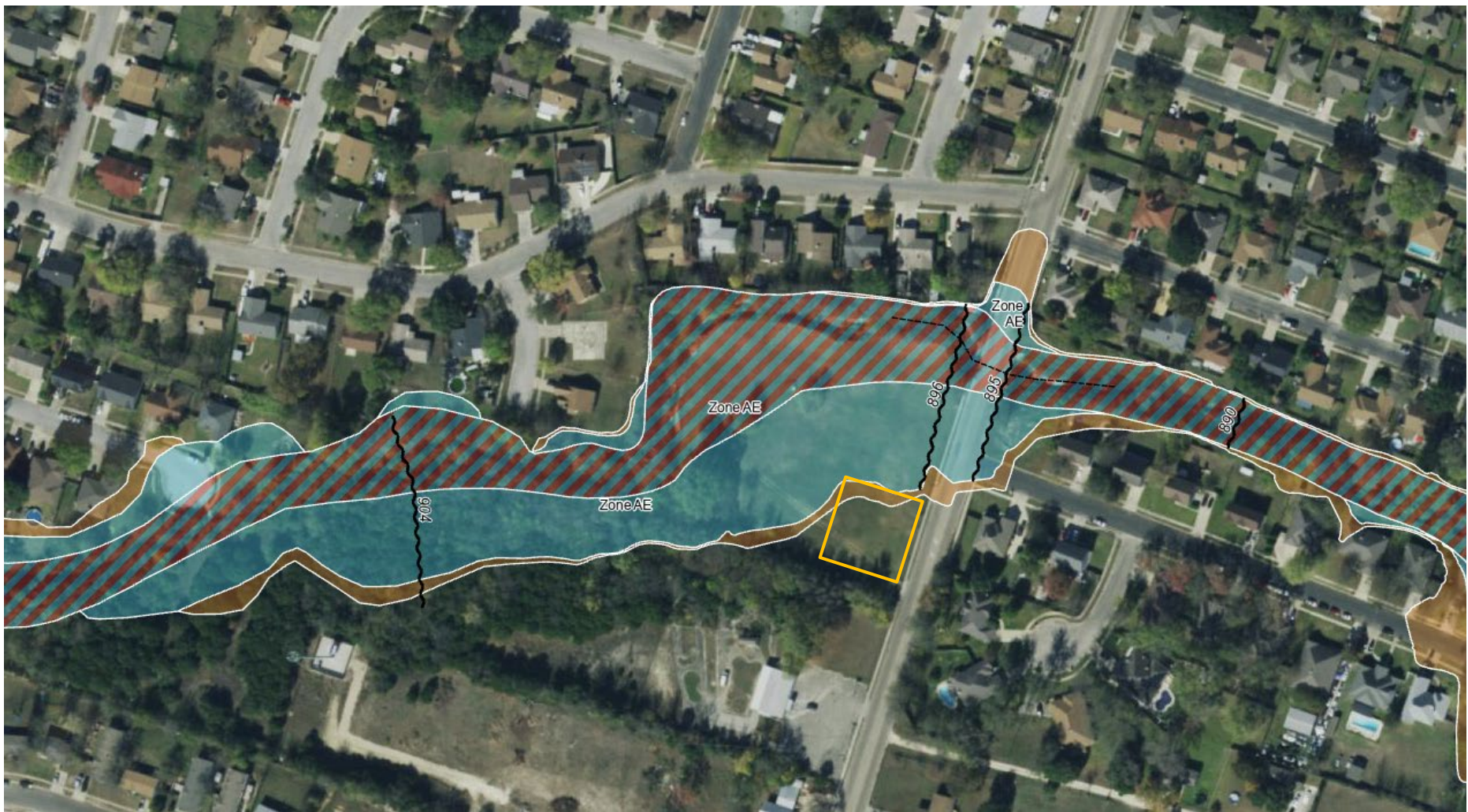
Future Land Use Legend

-  FLUM Case Location
-  Campus
-  Floodplain
-  Regional Commercial
-  Residential Mix
-  Neighborhood Commercial

1 inch = 203 feet

Date: 2/12/2025





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View of the subject property facing west from Florence Road:



Case #FLUM25-01: 'FL' to 'NC'

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View of the adjacent property to the east (across Florence Rd.):



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View facing north along Florence Road (subject property on left):



Comprehensive Plan Analysis

- The subject property is currently designated 'Floodplain' on the Future Land Use Map (FLUM).
- The floodplain category captures the vast majority of undeveloped land that is located within the floodplain, as designated by the Federal Emergency Management Agency (FEMA).

Comprehensive Plan Analysis

- The applicant's request is to change the FLUM designation of the property from 'Floodplain' to 'Neighborhood Commercial'.
- Staff notes that the 'Floodplain' designation of the property is due the existence of the floodplain on the northern and western portions of the parcel.
- However, the area requested to be amended from 'Floodplain' to 'Neighborhood Commercial' is outside of the floodplain.

Comprehensive Plan Analysis

- The ‘Neighborhood Commercial’ place type is a predominantly commercial extension of a traditional neighborhood. These places generally grow along with a neighborhood and need to be allowed to change over time to intensify as its surrounding neighborhood does.
- The ‘Neighborhood Commercial’ place type promotes a use mix of up to 100% non-residential and up to 25% residential uses.

Comprehensive Plan Analysis

- Staff is of the determination that the applicant's request is consistent with the recommendations of the Killeen 2040 Comprehensive Plan.
- Staff finds that the requested 'Neighborhood Commercial' place type is consistent with the neighborhood's evolving character, and the addition of a proposed convenience store would benefit the neighborhood.

Comprehensive Plan Analysis

- Additionally, staff finds that the proposed development will not have a negative impact on the City's ability to provide, fund, and maintain services as well as enhance the vibrancy of Killeen or further the City's goal of ensuring that new development pays for itself.

Staff Findings

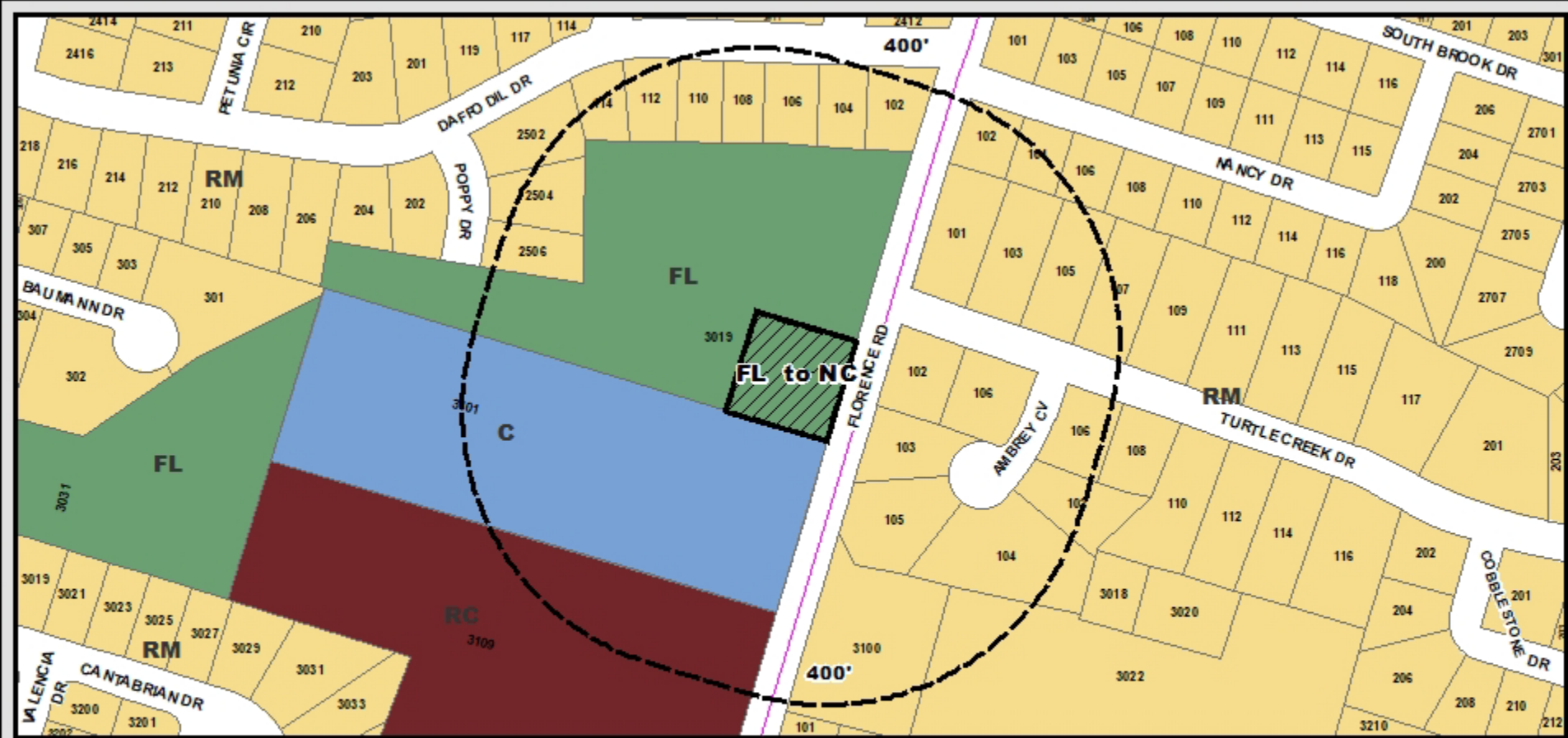
- Development of the subject property will be required to mitigate any increase in stormwater runoff via onsite detention, management of impervious cover, or other generally accepted methods.
- As such, staff does not anticipate any negative impacts to environmentally sensitive areas as a result of the proposed development.

Staff Findings

- The current zoning of the subject property is “R-3” (Multifamily Residential District) and the property is currently undeveloped.
- The surrounding area includes a mix of residential uses to the north, east, and west; and an existing church zoned “B-5” to the south.

Public Notification

- Staff notified the owners of twenty-eight (28) surrounding properties regarding this request. Of those property owners, five (5) reside outside of the City of Killeen.
- To date, staff has received no written responses regarding this request.



NOTIFICATION MAP

Case: FLUM AMENDMENT 2025-01

Council District: 3

FROM FL TO NC

Subject Property Legal Description: A0296BC JOHN ESSARY, 14, 714-2 ACRES 0.59



Date: 2/12/2025



Staff Recommendation

- Staff recommends approval of the applicant's request to amend the Future Land Use Map (FLUM) designation from a 'Floodplain' (F) designation to a 'Neighborhood Commercial' (NC) designation as presented.

Commission Recommendation

- At their regular meeting on February 24, 2025, the Planning and Zoning Commission recommended disapproval of the applicant's request by a vote of 5 to 1, with Commissioner Giacomozzi voting in opposition to the motion.
- Commissioner Giacomozzi stated that he supported the request because the property is predominantly located outside of the floodplain.