



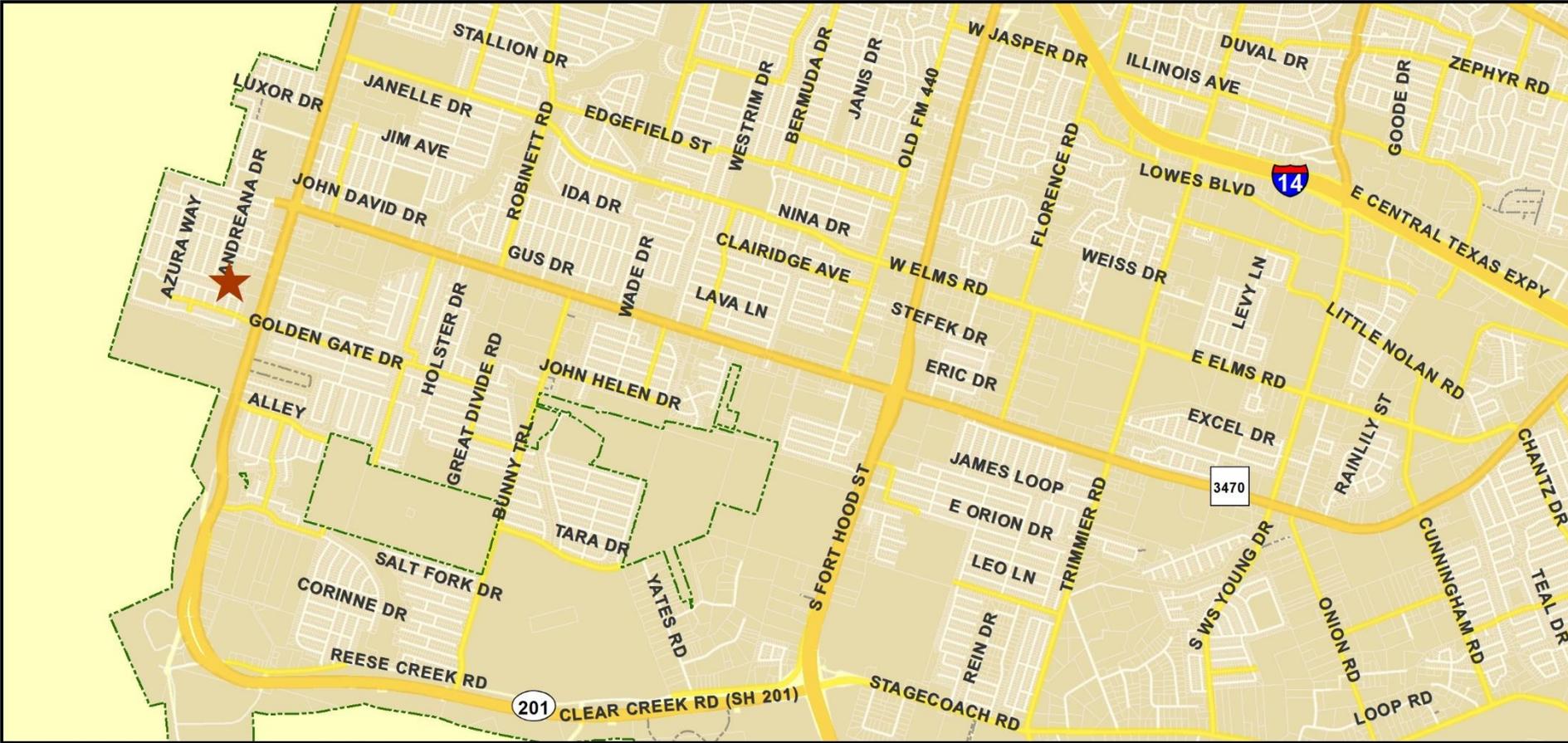
CASE #FLUM22-10: 'R' TO 'GR'

PH-22-021

April 5, 2022

Case #FLUM 22-10 – ‘R’ to ‘GR’

- ❑ **HOLD** a public hearing and consider an ordinance requested by Mitchell & Associates, Inc. on behalf of Texas Land and Living, LLC (**Case #FLUM22-10**) to amend the Comprehensive Plan’s Future Land Use Map (FLUM) from a ‘Rural’ (R) designation to a ‘General Residential’ (GR) designation for approximately 9.147 acres out of the James Cook Survey, Abstract No. 161.
- ❑ The property is generally located east of the intersection of Pinar Trail and Grand Terrace Drive, Killeen, Texas.



LOCATION MAP

Case: FLUM AMENDMENT 2022-10

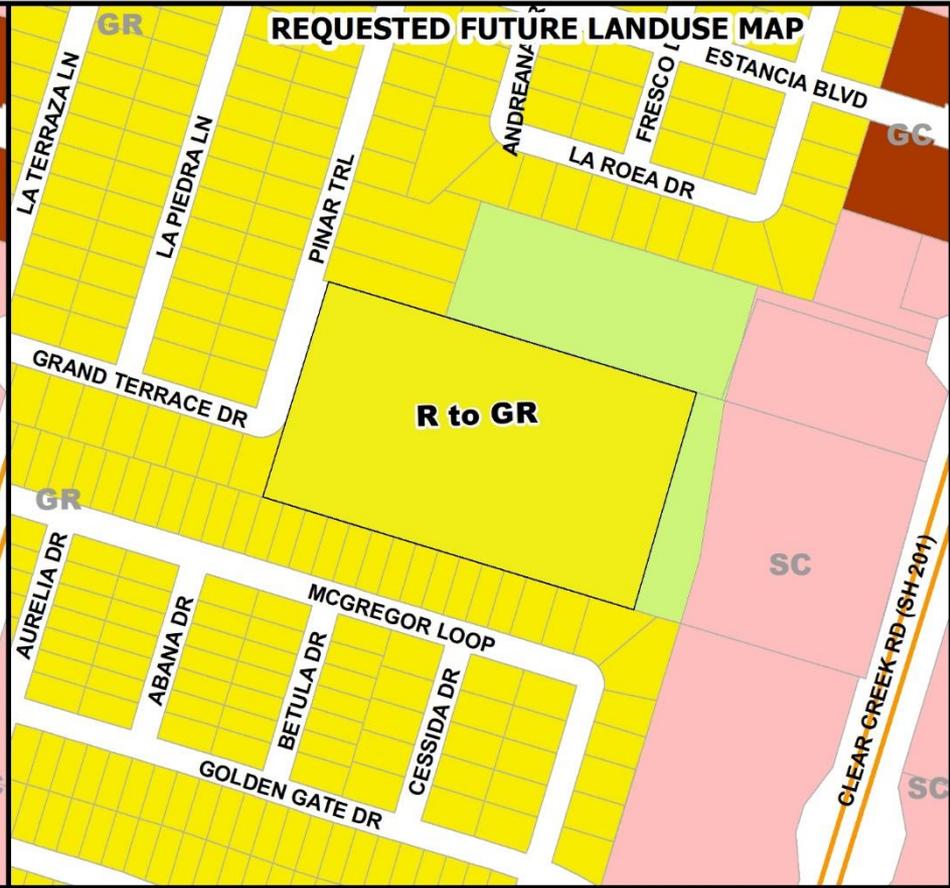
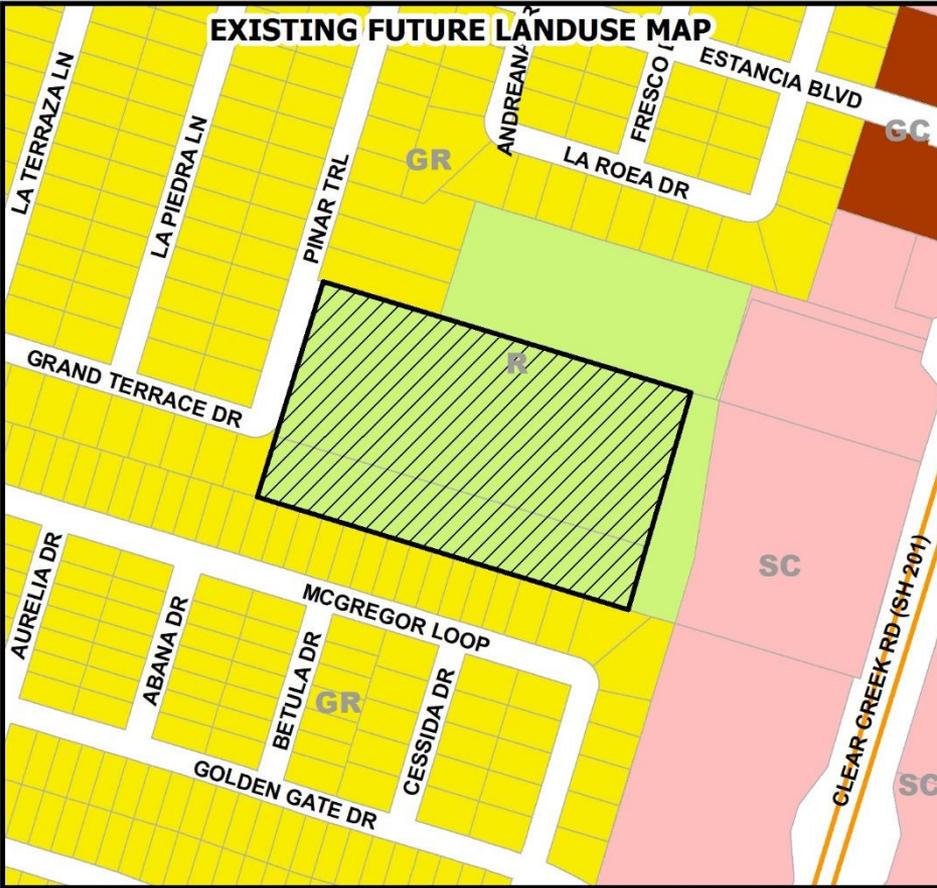
Council District: 4

FROM R TO GR

Subject Property Legal Description: A0161BC J COOK, 1-2, (PT OF 6.285AC TR), ACRES 3.602 AND A0161BC J COOK, (PT 2.862AC TRACT), ACRES 2.047



1 inch = 4,167 feet
Date: 2/10/2022



FUTURE LAND USE MAP
Case: FLUM AMENDMENT 2022-10

Council District: 4
 FROM R TO GR
 Subject Property Legal Description: A0161BC J COOK, 1-2, (PT OF 6.285AC TR), ACRES 3.602 AND A0161BC J COOK, (PT 2.862AC TRACT), ACRES 2.047

Future Land Use Legend

- FLUM Case Location selection
- General Residential (GR)
- General Commercial (GC)
- Suburban Commercial (SC)
- Rural (R)

1 inch = 417 feet
 Date: 2/10/2022

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- If approved, the applicant intends to develop single-family housing on the property.
- The applicant has submitted a concurrent request to rezone the property from “A” (Agricultural District) to “R-1” (Single-Family Residential District).

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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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- 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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- The property is not within any FEMA regulatory Special Flood Hazard Area (SFHA). There are no known wetland areas on or adjacent to the property as identified on the National Wetlands Inventory.

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View of the subject property looking east (from Pinar Trail):



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View of the subject property looking north (from McGregor Loop):



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Surrounding property to the east (Texas Humane Heroes):



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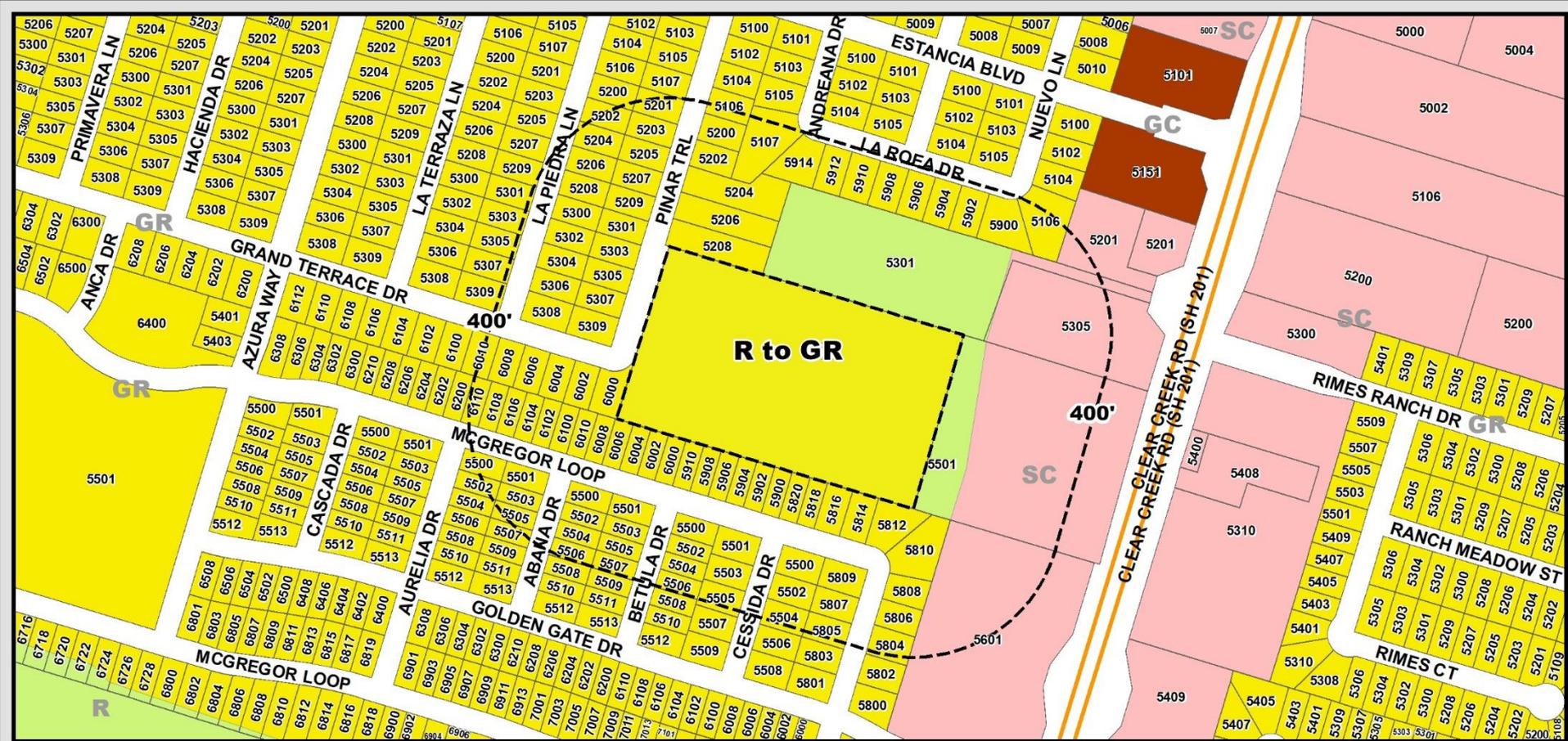
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Surrounding property to the west (Estancia West Subdivision):



Public Notification

- Staff mailed courtesy notices to one-hundred and eleven (111) surrounding property owners regarding this request.
- Of those notified, fourteen (14) property owners reside outside of Killeen.
- To date, staff has received one written response with 18 property owner signatures in opposition to this request.



NOTIFICATION MAP

Case: FLUM AMENDMENT 2022-10

Council District: 4

FROM R TO GR

Subject Property Legal Description: A0161BC J COOK, 1-2, (PT OF 6.285AC TR), ACRES 3.602 AND A0161BC J COOK, (PT 2.862AC TRACT), ACRES 2.047

Legend

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



Date: 3/7/2022

Alternatives

- ❑ The City Council has three (3) alternatives. The Council may:
 - ❑ Disapprove the applicant's FLUM amendment request;
 - ❑ Approve a more restrictive FLUM designation than requested; or
 - ❑ Approve the applicant's FLUM amendment request as presented.

Staff Recommendation

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- Staff finds that the request for ‘General Residential’ (GR) is consistent with the adjacent residential land uses.
- Staff recommends approval of the applicant’s FLUM amendment request.

Commission Recommendation

- ❑ At their regular meeting on March 7, 2022, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 8 to 0.