



FLUM#26-01:  
INDUSTRIAL (I) TO  
RESIDENTIAL MIX (RM)

PH-26-025

August 4, 2026

# Case #FLUM26-01: 'I' to 'RM'

- Hold a public hearing and consider a request submitted by Republic Engineering & Development Services on behalf of Michael Reinhardt (**FLUM#26-01**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from an 'Industrial' designation to a 'Residential Mix' designation for approximately 45.062 acres, being Lot 1, Block 1, Reinhardt Subdivision.
- The subject property is locally addressed 801 N. Roy Reynolds Drive, Killeen, Texas.

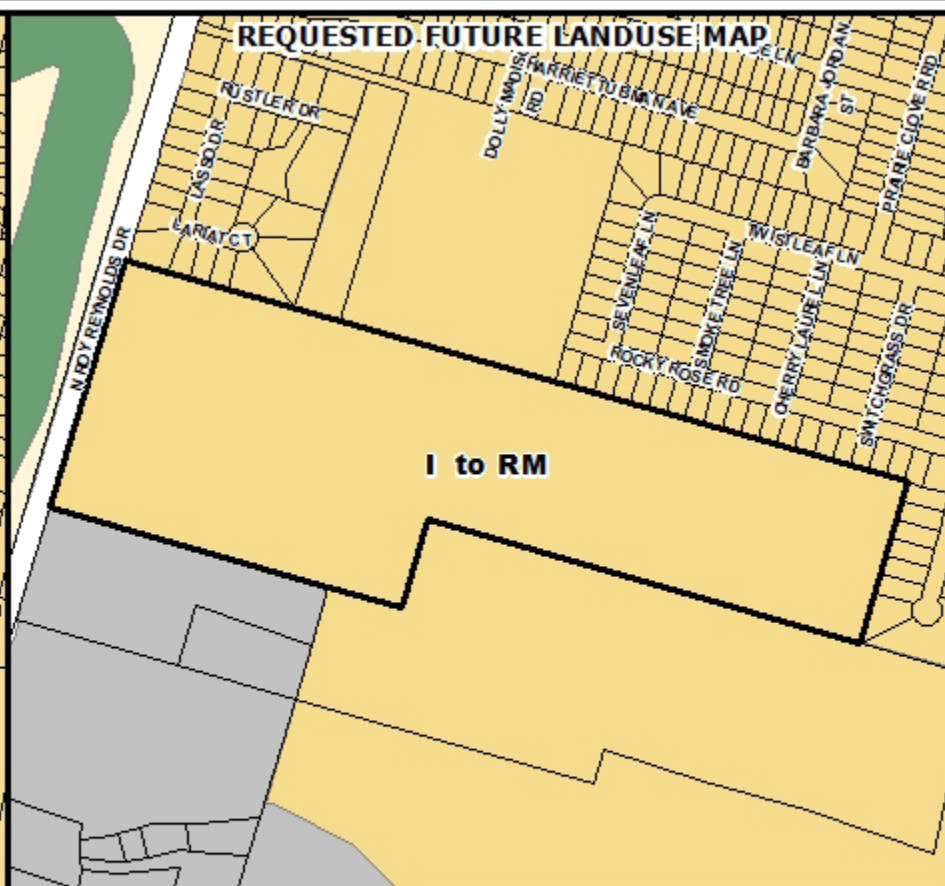
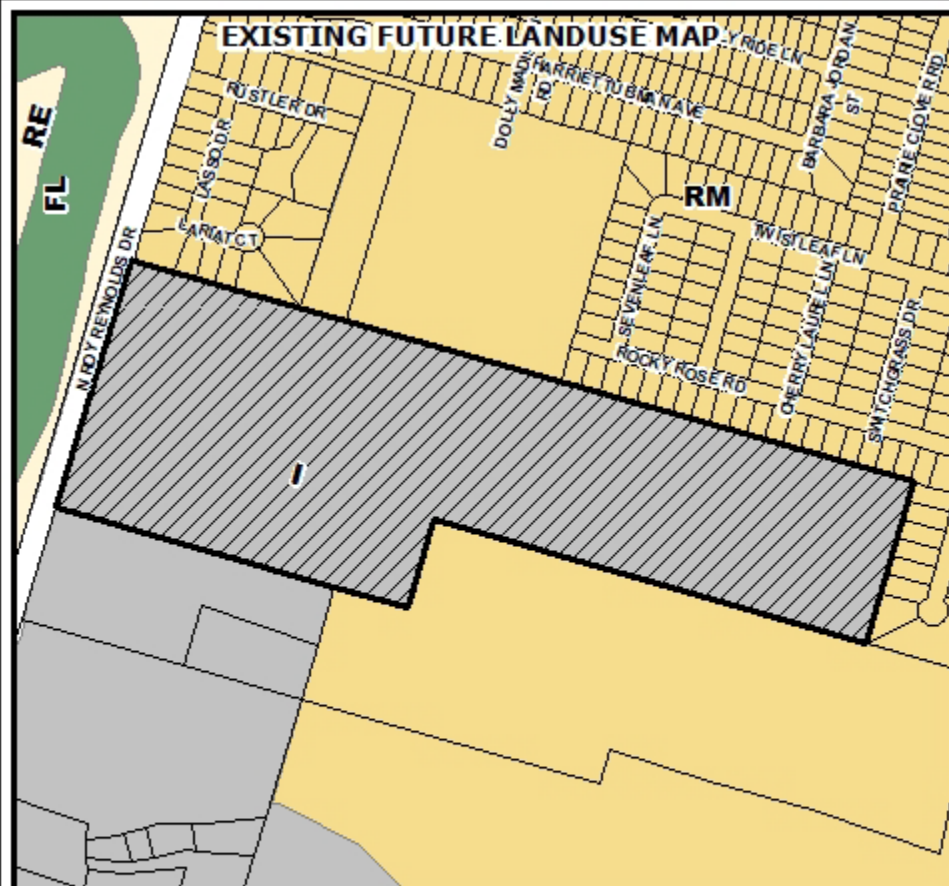
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- Republic Engineering & Development Services is requesting an amendment to the Future Land Use Map (FLUM) for 45.062 acres in the Reinhardt Subdivision.
- If approved, the proposed amendment would change the FLUM designation from 'Industrial' to 'Residential Mix' to allow for residential development.

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- 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.





# FUTURE LAND USE MAP

## **Case: FLUM AMENDMENT 2026-01**

Council District: 1

FROM I TO RM

Subject Property Legal Description: REINHARDT SUBDIVISION, BLOCK 001, LOT 0001, ACRES 45.062

### Future Land Use Legend

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

1 inch = 665 feet

Date: 6/4/2026



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View facing the subject property from N. Roy Reynolds Drive:



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View facing south along N. Roy Reynolds Drive:



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View facing facing northeast from N. Roy Reynolds Drive:



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View facing west from N. Roy Reynolds Drive:



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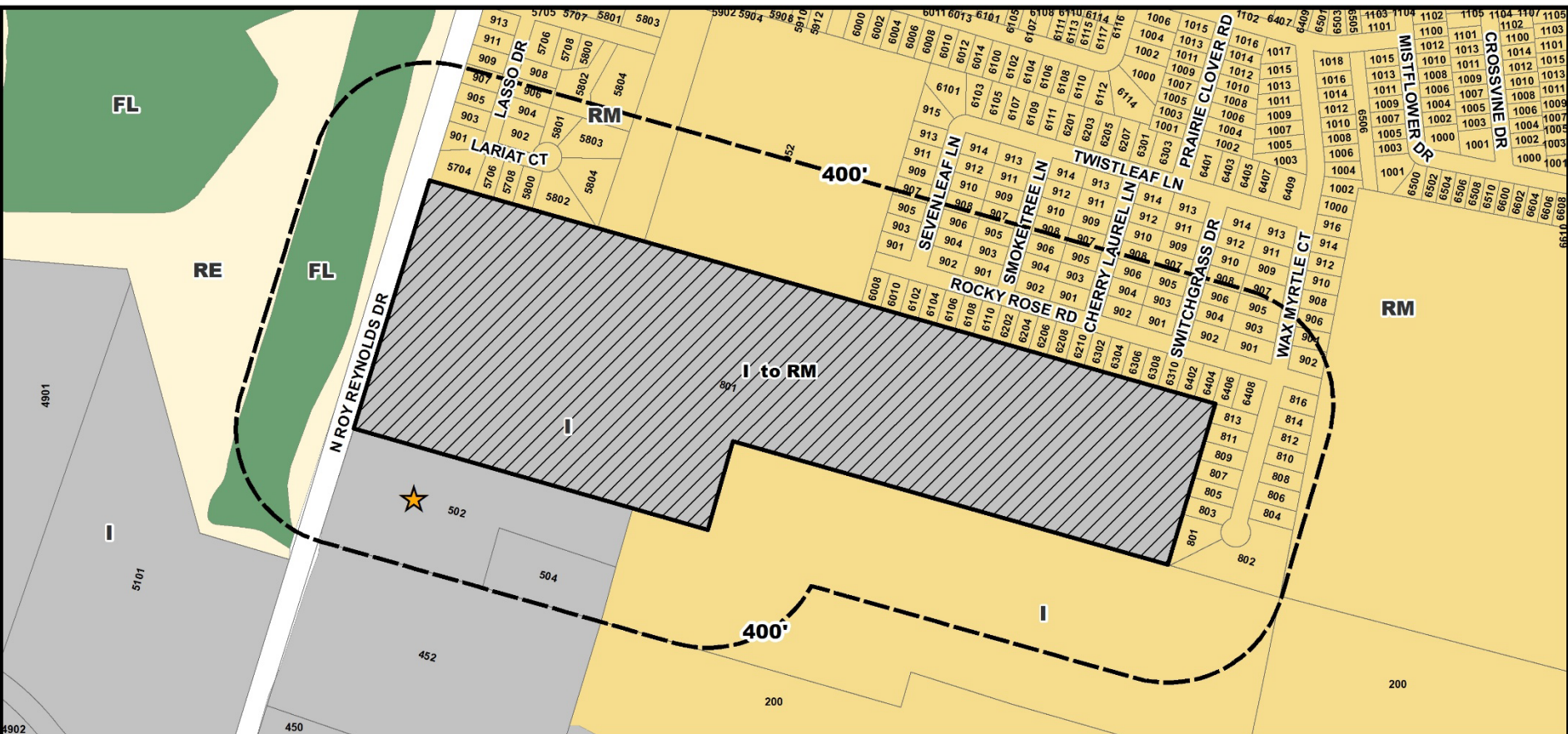
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- The subject property is located in the Nolan Creek / Leon River Watershed. The tract is impacted by a riverine habitat and a freshwater forested/shrub wetland area as shown on the National Wetlands Inventory maps for the property.
- The current and historical use of the property is an automobile salvage yard. Automobile salvage yards are known to be common sources of environmental impediments. Therefore, an independent environmental site assessment is warranted.

# Public Notification

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- Staff notified the owners of one hundred and one (101) surrounding properties regarding this request.
- To date, staff has received one (1) written response in opposition.



# RESPONSE MAP

## Case: FLUM AMENDMENT 2026-01

Council District: 1

FROM I TO RM

Subject Property Legal Description: REINHARDT SUBDIVISION, BLOCK 001, LOT 0001, ACRES 45.062

### Legend

- Killen City Limits
- Floodplain
- Residential Mix
- Bell County Area
- Industrial
- Rural Estate
- Opposed

Date: 6/25/2026

# Staff Findings

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- The subject property is zoned “M-2” (Heavy Manufacturing District) and developed as an automobile salvage yard. The surrounding area contains a mix of single-family and two-family residential, as well as commercial uses.
- If approved, the proposed amendment would enable residential development of the property. The next step would be for the applicant to submit a rezoning request.

# Staff Recommendation

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

# Commission Recommendation

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- At their regular meeting on June 22, 2026, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.