



CASE #FLUM19-03 'E' TO 'GR'

PH-19-013A

May 21, 2019

CASE #: FLUM19-03 'E' TO 'GR'

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- WBW Development and WBW Single Investment L.L.C. – Series 110 submit this request to amend the Comprehensive Plan's Future Land Use Map (FLUM) from an 'Estate' designation to a 'General Residential' designation for 169 acres, for property located east of Yowell Ranch Phases Two and Three.



FLUM LOCATION MAP

Case: FLUM AMENDMENT 2019-03

Council District: 3

ESTATE TO GENERAL RESIDENTIAL

Subject Property Legal Description: 77.92 ACRES OUT OF THE A0025BC J D ALLCORN, 1, ACRES 102.017

FUTURE LANDUSE LOCATION MAP



FLUM LOCATION



1 inch = 2,500 feet

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The 'Estate' designation encourages the following development types:

- ❑ Detached residential dwellings;
- ❑ Public/ institutional; and
- ❑ Parks and public spaces.

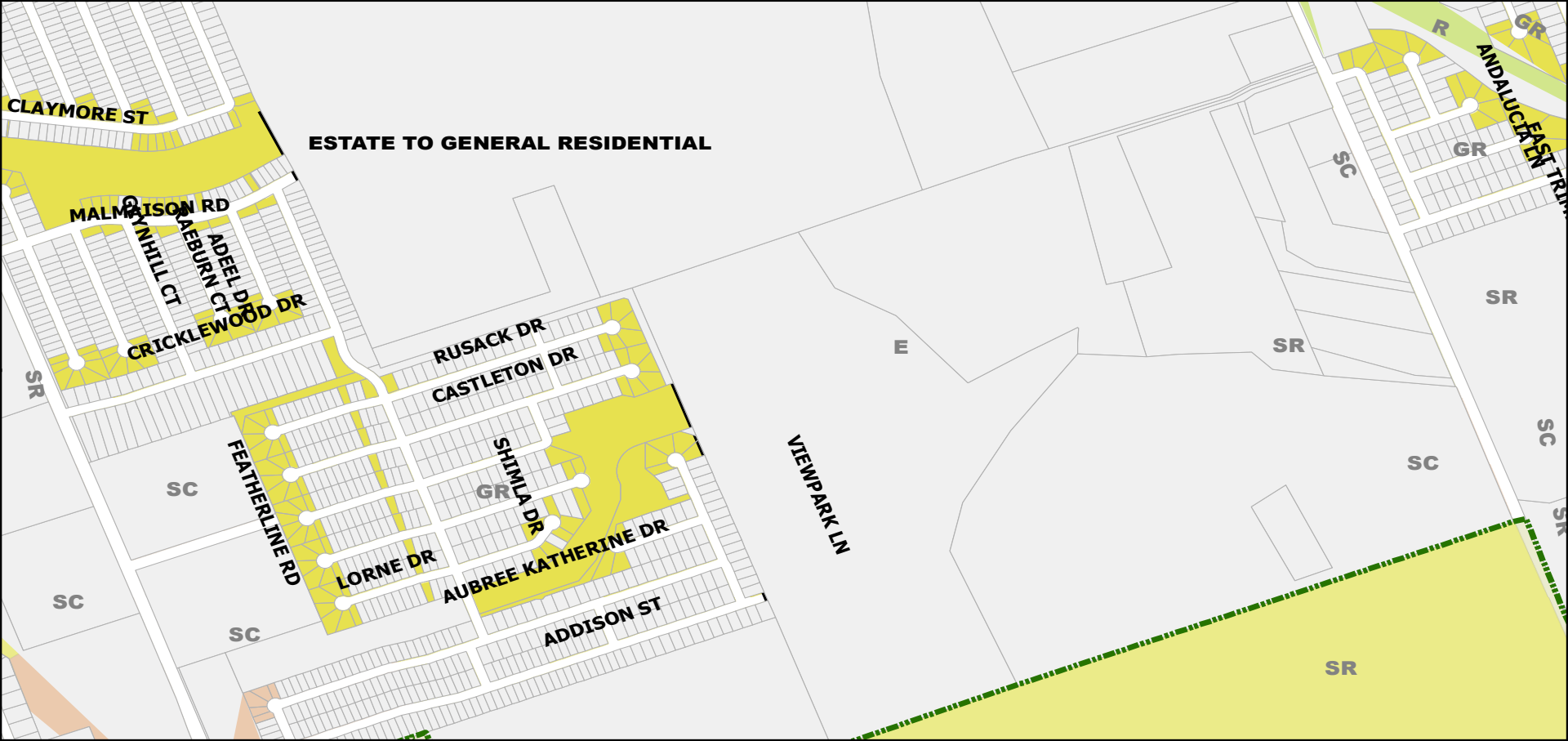
Transition between 'Suburban' and 'Rural' character areas, but with larger lots (typically 1 acre minimum), where the landscape is visually dominant over structures.

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If approved, the 'General Residential' designation encourages the following development types:

- ❑ Detached residential dwellings as a primary focus;
- ❑ Attached housing types subject to compatibility and open space standards;
- ❑ Planned developments; and
- ❑ Public/ institutional and Parks and public spaces.



ESTATE TO GENERAL RESIDENTIAL

FLUM Notification Plan
Case: FLUM AMENDMENT 2019-03

Council District: 3
FROM: ESTATE TO GENERAL RESIDENTIAL
1 inch = 833 feet

Subject Property Legal Description: 77.92 acres out of the J. D. Allcorn Survey, Abstract No. 25 and approximately 91.08 acres out of the S D Carothers Survey, Abstract No. 177 and the M. J. Pleasant Survey, Abstract No. 652

FUTURE LANDUSE MAP

Legend

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

1 inch = 833 feet

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The Planning and Zoning Commission recommended approval of amending the FLUM from 'Estate' to 'Suburban Residential' for the subject 169 acres by a vote of 4 to 3.

The 'Suburban Residential' designation encourages the following development types:

- ❑ Detached residential dwellings with larger baseline minimum lot sizes for larger front yards, building setbacks and side separation between structures;
- ❑ Planned developments to allow for other housing types;
- ❑ Public/ institutional and Parks and public spaces, and
- ❑ Cluster development with higher open space ratios.