



CASE #FLUM19-05 'GR' AND 'GC' TO 'MFR'

PH-19-019A

June 18, 2019

CASE #: FLUM19-05 'GR' and 'GC' to 'MFR'

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- Sycamore Strategies, L.L.C. on behalf of Reeces Creek Developers, Ltd. submits this request to amend the Comprehensive Plan's Future Land Use Map (FLUM) from 'General Commercial' (GC) and 'General Residential' ('GR') designations to 'Multi-Family Residential' ('MFR') for approximately 13.105 acres.
- The applicant intends to develop the property as part of a tax-credit project for a senior apartment complex. The property is addressed as 4000 Robinett Road, Killeen, Texas.



FLUM LOCATION MAP

Case: FLUM AMENDMENT 2019-04

Council District: 4

GENERAL COMMERCIAL/GENERAL RESIDENTIAL TO MULTI-FAMILY RESIDENTIAL

Subject Property Legal Description: A0686BC T ROBINETT, 34, ACRES 15.969

FUTURE LANDUSE LOCATION MAP



FLUM LOCATION



1 inch = 3,333 feet

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The 'General Commercial' ('GC') designation encourages the following development types:

- ❑ Wide range of commercial retail and service uses at varying scales and intensities
- ❑ Office (both large and/or multi-story buildings and small-scale office uses)
- ❑ Public/ institutional
- ❑ Parks and public spaces

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The 'General Residential' ('GR') designation encourages the following development types:

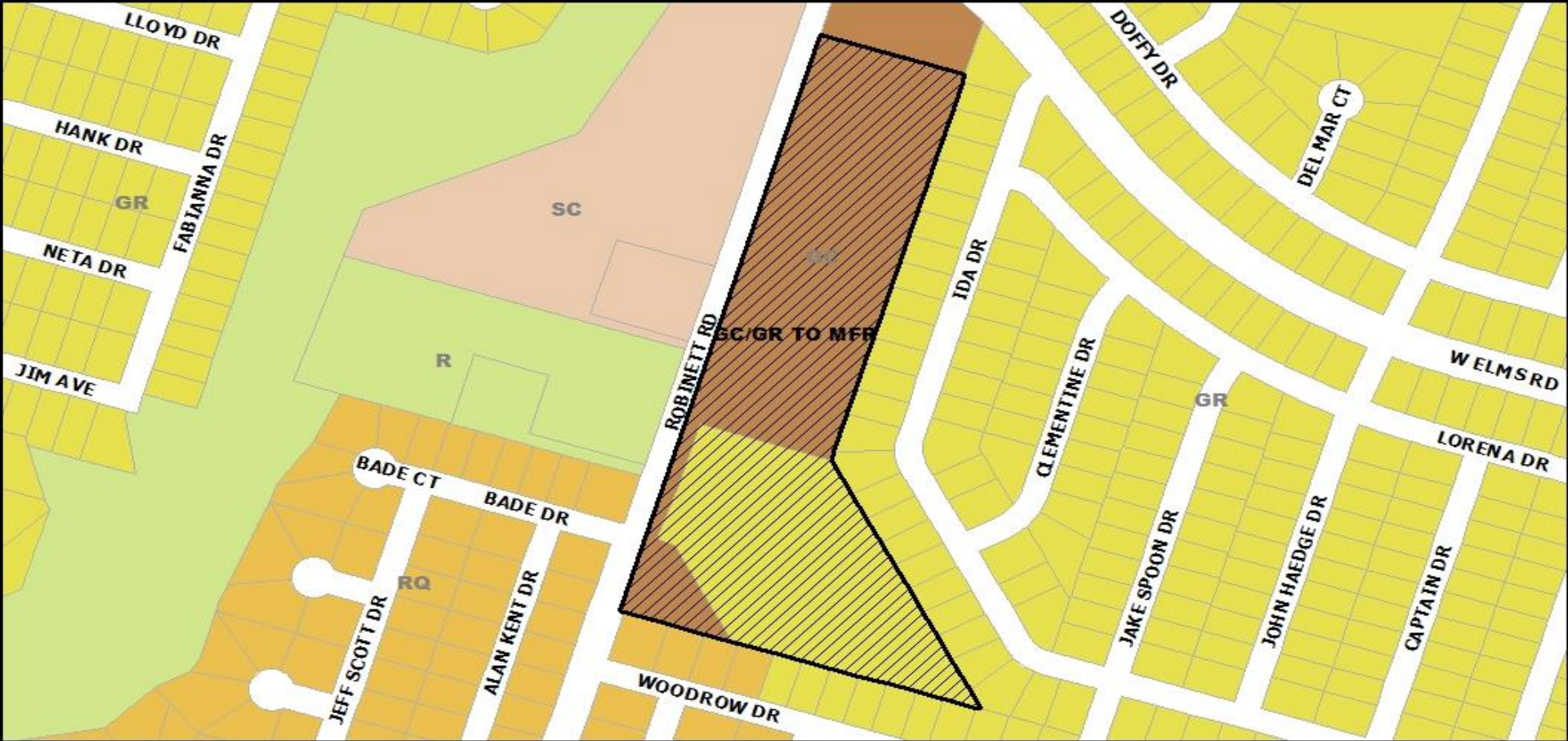
- ❑ Detached residential dwellings as a primary focus
- ❑ Attached housing types subject to compatibility and open space standards (e.g. duplexes, townhomes, patio homes)
- ❑ Planned developments, potentially with a mix of housing types and varying densities, subject to compatibility and open space standards
- ❑ Public/ institutional
- ❑ Parks and public spaces

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If approved, the 'Multi-Family Residential' designation encourages the following development types:

- ❑ Multi-unit attached residential in concentrated developments (5 or more units per building), whether for rent (apartments) or ownership (condominiums).
- ❑ Public/ institutional and Parks and public spaces.



FLUM Notification Plan

Case: FLUM AMENDMENT 2019-05

Council District: 4
FROM: GC/GR TO MFR
1 inch = 312 feet

Subject Property Legal Description: A0686BC T ROBINETT, 34, ACRES 15.969

FUTURE LANDUSE MAP



1 inch = 312 feet

EXISTING FUTURE LANDUSE MAP



REQUESTED FUTURE LANDUSE MAP



FLUM Notification Plan

Case: FLUM AMENDMENT 2019-05

Council District: 4

FROM: GC/GR TO MFR

1 inch = 333 feet

Subject Property Legal Description: A0686BCT ROBINETT, 34, ACRES 15.969



Legend

FLUM Case Location
 Killeen Parcel

Future Land Use Legend

Urban Center (U)	Neighborhood Conservation (GC)	Suburban Residential (SR)
Urban (U)	Residential Mix (R-MIX)	Suburban Commercial (SC)
University Village (UV)	Four-Plex Residential (RQ)	Business Park (BP)
Planned Development (PD)	General Residential (GR)	Estate (E)
Multi-Family Residential (MFR)	Residential-Commercial Mix (RC-MIX)	Parks-Recreation (P-R)
Industrial (I)	General Commercial (GC)	Rural (R)

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- The City Council may: 1) approve the FLUM amendment request; 2) approve a more restrictive FLUM designation; or 3) disapprove the FLUM amendment request.
- Staff recommends that the City Council approve the applicant's FLUM amendment request as submitted.
- The Planning and Zoning Commission recommended approval of the applicant's FLUM amendment request by a vote of 5 to 0.