



## FLUM CASE #20-02: 'SR' TO 'GR'

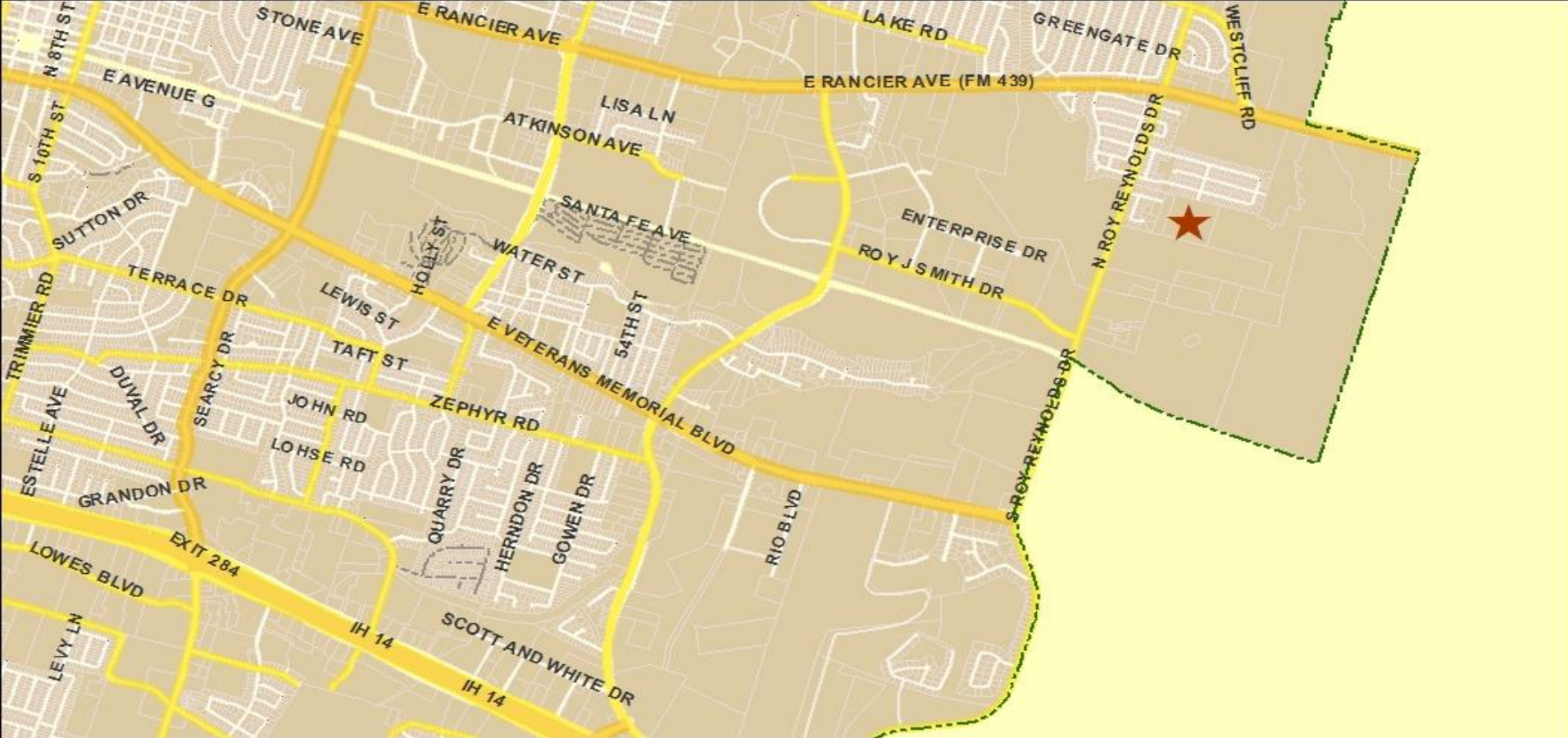
PH-21-001

January 5, 2021

## FLUM Case #20-02: 'SR' to 'GR'

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- ❑ **HOLD** a public hearing and consider a request submitted by Jeff Lackmeyer on behalf of Lorie Renegar (**FLUM Case #20-02**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Suburban Residential' (SR) designation to a 'General Residential' (GR) designation for approximately 16.104 acres out of the V. L. Evans Survey, Abstract No. 288.
- ❑ The property is addressed as 952 N. Roy Reynolds Drive, Killeen, Texas.



#### FLUM LOCATION MAP

#### Case: FLUM AMENDMENT 2020-02

Council District: 1

FROM: SR TO GR

Subject Property Legal Description: A0288BC V L EVANS, ACRES 16.104

#### FUTURE LANDUSE LOCATION MAP



**FLUM LOCATION**



1 inch = 2,500 feet





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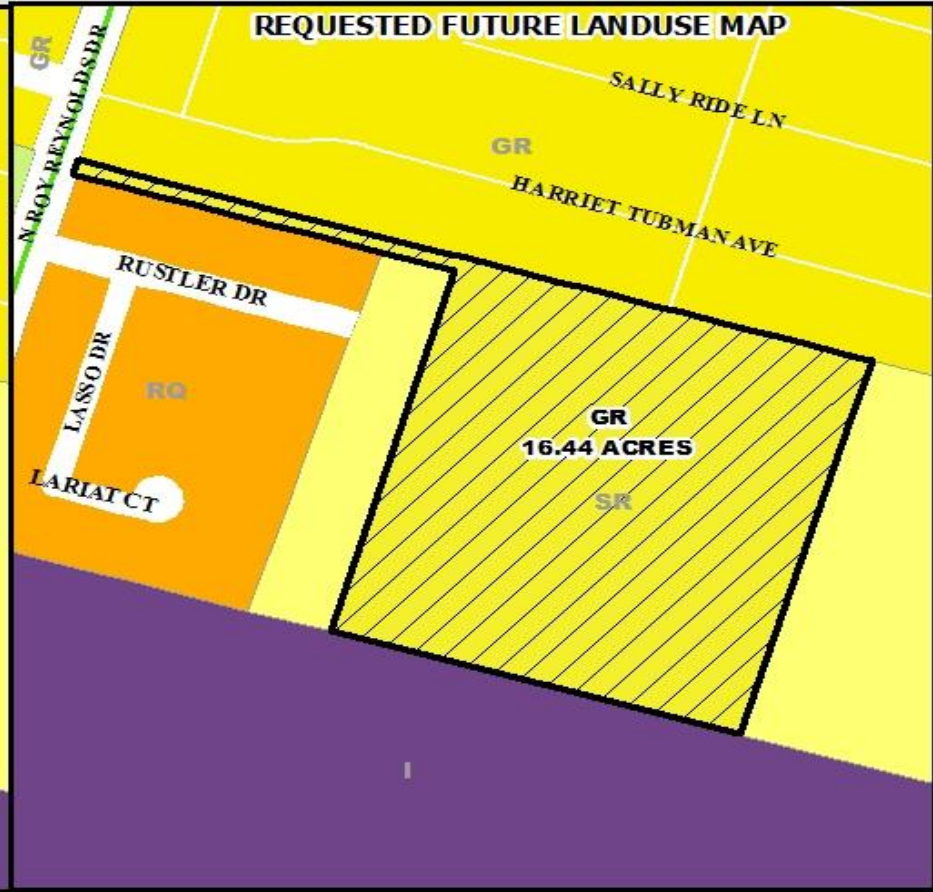
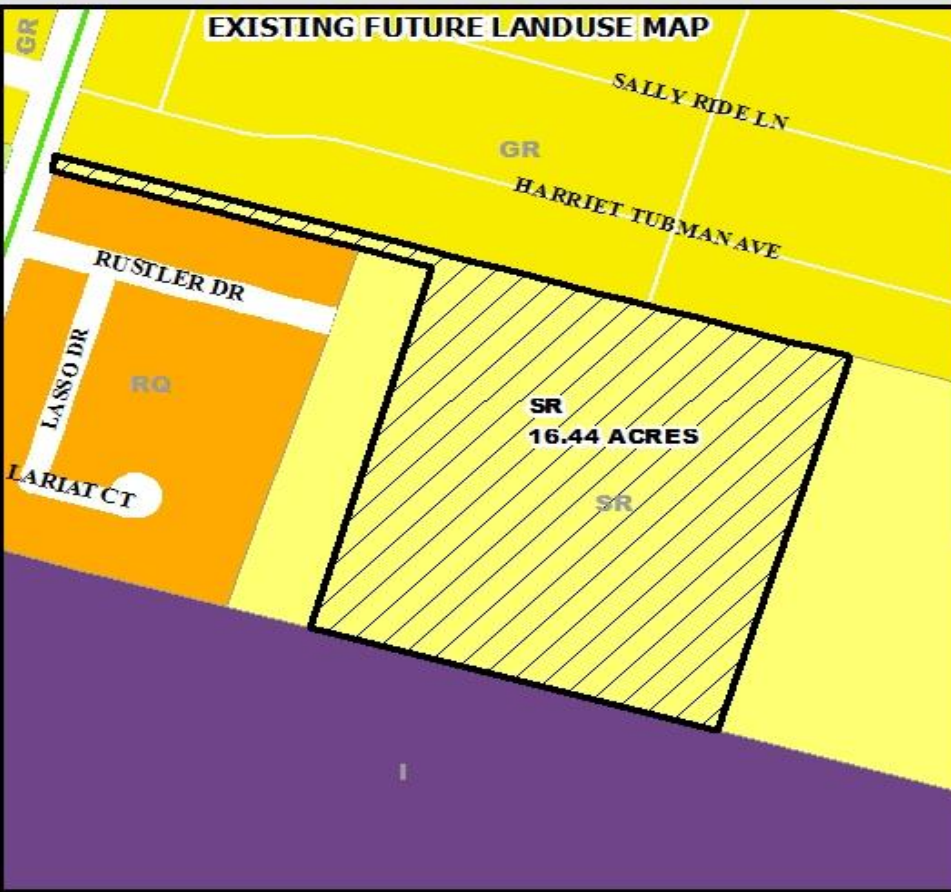
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- ❑ This request is to amend approximately 16.104 acres on the Future Land Use Map (FLUM) from 'Suburban Residential' (SR) to 'General Residential' (GR).
- ❑ The applicant has submitted a concurrent rezoning request for "R-2" (Two-Family Residential).



# EXISTING FUTURE LANDUSE MAP

# REQUESTED FUTURE LANDUSE MAP



## FLUM Notification Plan

### Case: FLUM AMENDMENT 2020-02

Council District: 1

FROM: SR TO GR

1 inch = 333 feet

Subject Property Legal Description: A0288BC V L EVANS, ACRES 16.104

## Legend



Killeen City Limits



Bell County Area

Minor Arterial, Existing

## Existing Future Land Use Legend

- Industrial (I)
- Four-Plus Residential (RQ)
- General Residential (GR)
- Suburban Residential (SR)
- Rural (R)



Date: 5/18/2020

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- The Future Land Use Map (FLUM) identifies approximately 320 acres of undeveloped property along the eastern edge of the City limits as being intended for future 'Suburban Residential' (SR) development.
- Within that area:
  - ▣ Approximately 273 acres are zoned "R-1";
  - ▣ Approximately 32 acres are "R-2"; and
  - ▣ The remaining area is a mix of "R-3", "B-4", "B-5", and "M-2".

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- ❑ The current 'Suburban Residential' (SR) designation encourages the following development types:
  - ❑ Detached residential dwellings;
  - ❑ Planned developments to provide for other housing types in a Suburban character setting;
  - ❑ Public/institutional; and
  - ❑ Parks and public spaces.



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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 majority of the undeveloped property designated as 'Suburban Residential' (SR) in this area is already zoned "R-1" (Single-Family Residential) or "R-2" (Two-Family Residential). Staff finds that it is unlikely the adjacent undeveloped property would be down-zoned to a less restrictive zoning designation.
- Further, staff finds that the current 'Suburban Residential' (SR) designation is inappropriate for this tract due to the existing "M-2" (Heavy Manufacturing) uses immediately adjacent to the south. Staff is of the determination that it is unlikely this property would develop with large-lot single-family residential uses.

# Alternatives

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- The City Council has two (2) alternatives. The Council may:
  - ▣ Disapprove the applicant's FLUM amendment request; or
  - ▣ Approve the applicant's FLUM amendment request as presented.

# Staff Recommendation

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- Staff recommends approval of the applicant's request to amend the Future Land Use Map (FLUM) designation from 'Suburban Residential' (SR) to 'General Residential'.



# Planning & Zoning Recommendation

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- The Planning & Zoning Commission recommended approval of the applicant's request by a vote of 4 to 1, with Commissioner Boyd in opposition.