



FLUM CASE #21-05: 'SR' TO 'GR'

PH-21-044

August 17, 2021

FLUM Case #21-05: 'SR' to 'GR'

- ❑ **HOLD** a public hearing and consider a request submitted by Joshua Welch on behalf of EAS Investments (**Case #FLUM21-05**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) for approximately 72.359 acres out of the V. L. Evans Survey, Abstract 288, from a 'Suburban Residential' (SR) designation to a 'General Residential' (GR) designation. The property is generally located on the south side of East Rancier Avenue, east of the terminus of Sally Ride Lane, Killeen, Texas.

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- ❑ This request is to amend approximately 72.359 acres on the Future Land Use Map (FLUM) from a 'Suburban Residential' (SR) designation to a 'General Residential' (GR) designation.
- ❑ The property is located on the south side of East Rancier Avenue, east of the Patriot's Ridge subdivision.

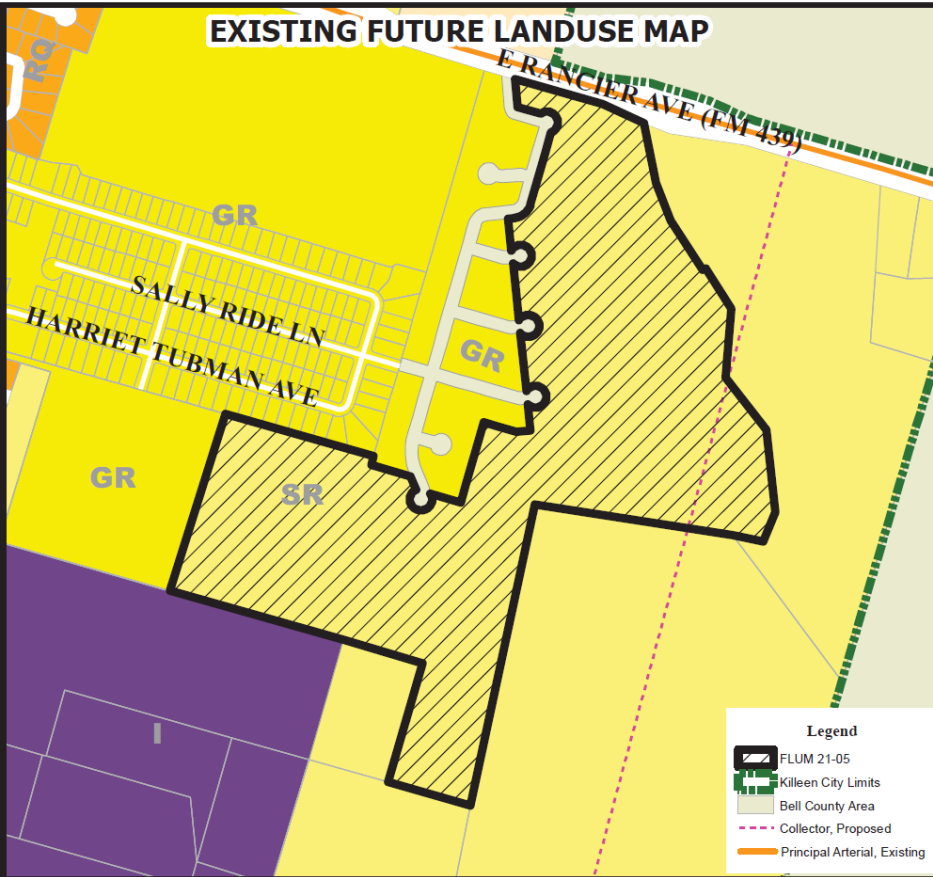
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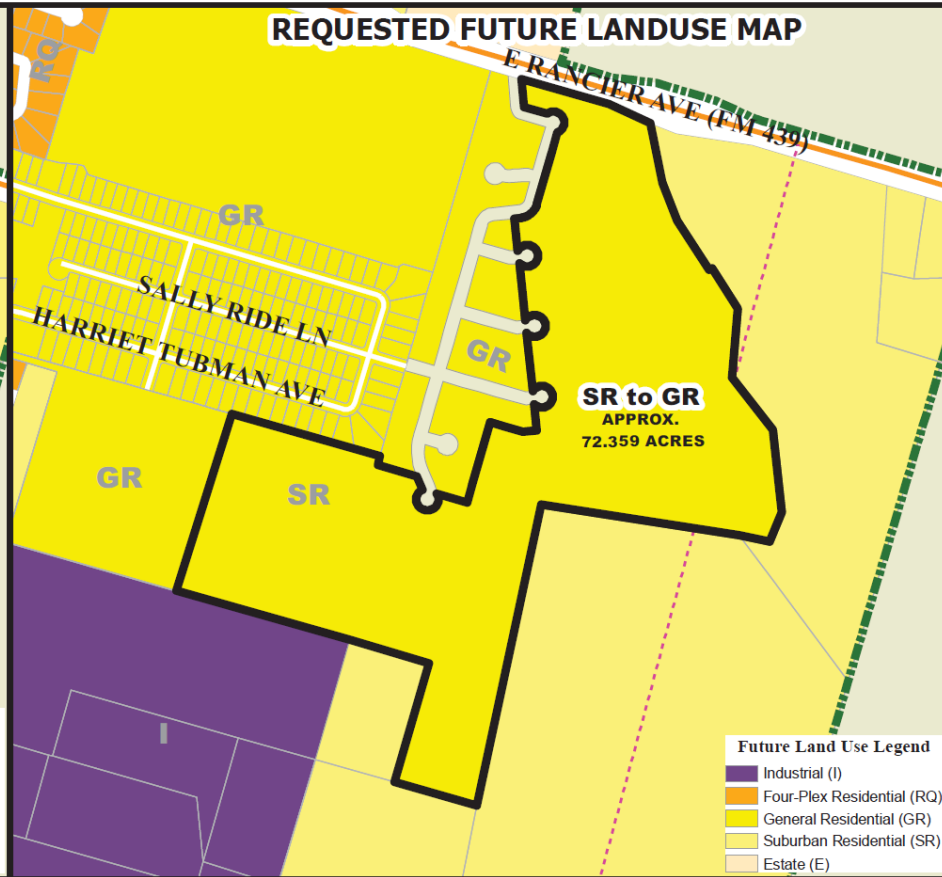
- The property is currently undeveloped.
- If approved, the applicant intends to develop a single-family and two-family residential development with fifty (50) to sixty (60) foot wide lots.



EXISTING FUTURE LANDUSE MAP



REQUESTED FUTURE LANDUSE MAP



FUTURE LAND USE MAP

Case: FLUM AMENDMENT 2021-05

Council District: 1

FROM SR TO GR

Subject Property Legal Description: 72.359 ACRES OUT OF A0288BC V L EVANS, ACRES 19.208, A0288BC V L EVANS, ACRES 73.19



1 inch = 875 feet

Date: 7/23/202

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- This property is currently designated as 'Suburban Residential' (SR) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The 'Suburban Residential' (SR) designation encourages the following development types:
 - ▣ Detached residential dwellings;
 - ▣ Planned developments to provide for other housing types (e.g., townhouse, patio) 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.

Staff Findings

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- The current zoning of the property is a mix of “R-1” (Single-Family Residential District), “R-2” (Two-Family Residential District), “R-3” (Multi-Family Residential District), and “B-5” (Business District).
- To the west of the property is an existing mobile home park, and the Patriot’s Ridge subdivision, which includes single-family and two-family homes. To the southwest is an existing auto salvage yard, which is zoned “M-2” (Heavy Manufacturing District).

Public Notification

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- Staff sent courtesy notices to seventy-eight (78) surrounding property owners within 400 feet of the subject property regarding this request.

Alternatives

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

Staff Recommendation

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- Staff recommends approval of the applicant's FLUM amendment request as presented.
- Based on the adjacent land uses and current zoning in this area, staff finds that it is unlikely that this area will be developed in accordance with the current Future Land Use Map (FLUM) designation. Staff finds that the requested 'General Residential' (GR) designation is more appropriate in this area.

Commission Recommendation

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- At their regular meeting on August 2, 2021, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 5 to 0.