



CASE #FLUM21-03: 'R' TO 'GR'

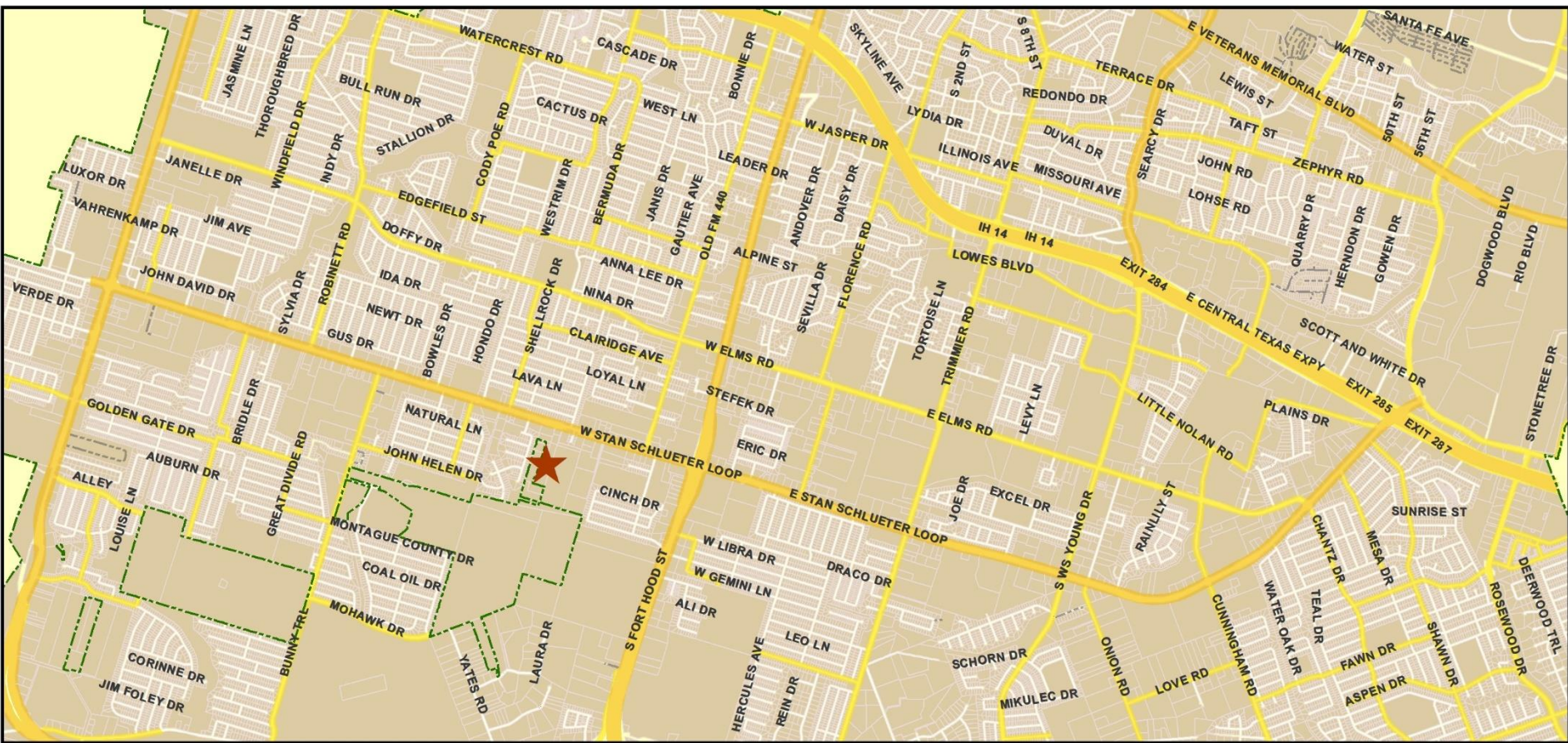
PH-21-056

November 2, 2021

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- ❑ **HOLD** a public hearing and consider a request submitted by Quintero Engineering, LLC on behalf of Ms. Tara Campbell (**Case #FLUM21-03**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Rural' (R) designation to a 'General Residential' (GR) designation for approximately 7.4 acres out of the W. L. Harris Survey, Abstract No, 1155.
- ❑ The property is generally located south of West Stan Schlueter Loop and east of the Eagle Valley Subdivision, Killeen, Texas.



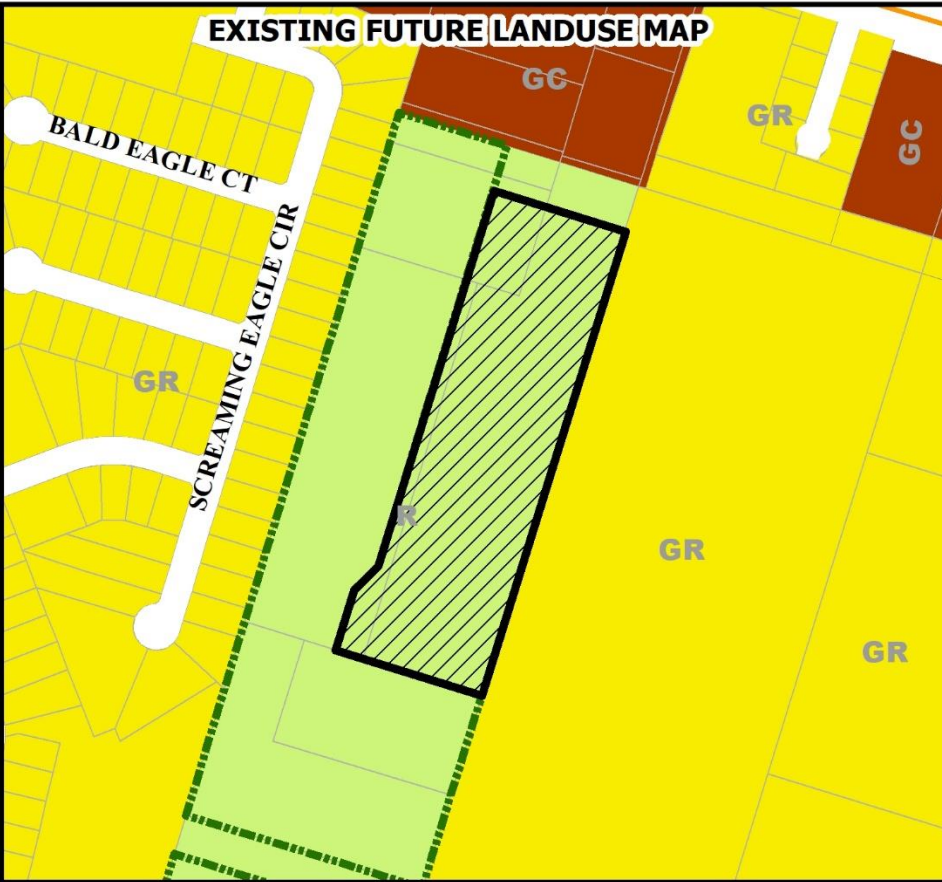
Case: FLUM AMENDMENT 2021-03

Council District: 4
FROM R TO GR
Subject Property Legal Description: 7.4 acres being out of the W.L. Harris Survey, Abstract No. 115

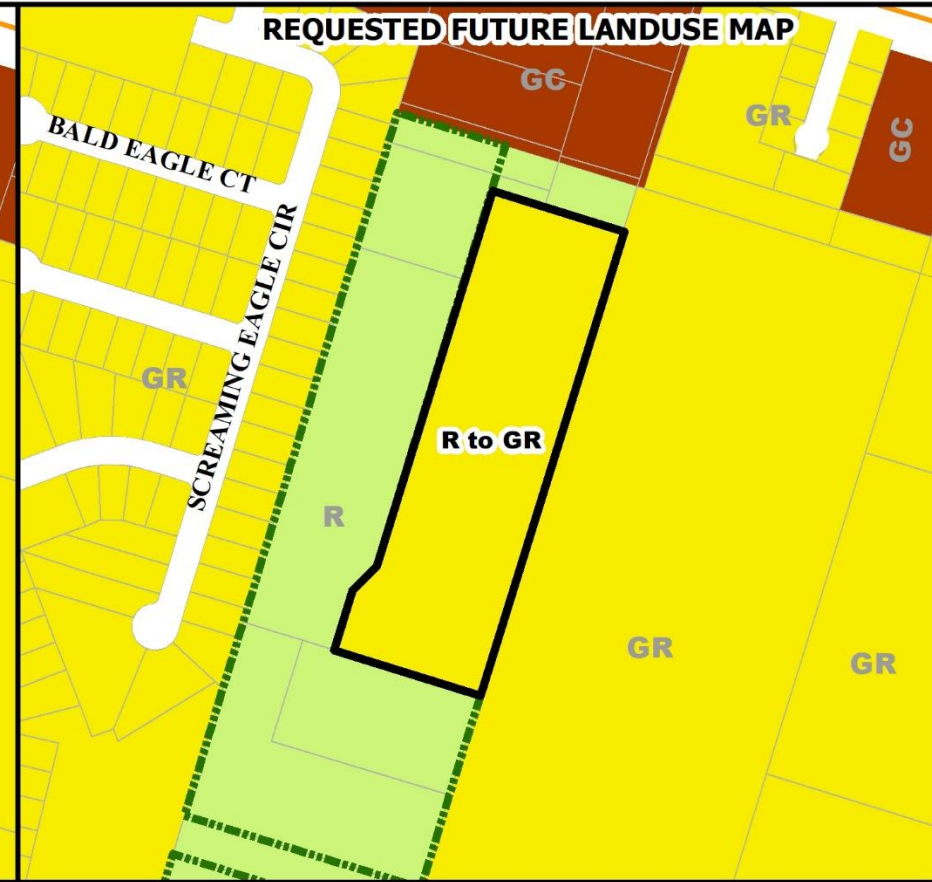


1 inch = 4,250 feet

EXISTING FUTURE LANDUSE MAP



REQUESTED FUTURE LANDUSE MAP



FLUM Plan






Case: FLUM AMENDMENT 2021-03

Council District: 4

FROM R TO GR

Subject Property Legal Description: 7.4 acres being out of the W.L. Harris Survey, Abstract No, 115

Future Land Use Legend

-  FLUM 21-03
-  Killeen City Limits
-  General Residential (GR)
-  General Commercial (GC)
-  Rural (R)



1 inch = 417 feet

Date: 10/8/2021

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- This property is currently designated as 'Rural' (R) on the Future Land Use Map (FLUM) of the Comprehensive Plan.
- The 'Rural' (R) designation encourages the following development types:
 - ▣ Residential homesteads;
 - ▣ Planned development to accommodate conservation and cluster residential designs;
 - ▣ Agricultural uses;
 - ▣ Agriculture-focused commercial retail;
 - ▣ Public/institutional;
 - ▣ Parks and public spaces; and
 - ▣ Natural and protected floodplain areas.

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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.
- The applicant submitted a concurrent request to rezone the property from 'A' (Agricultural District) to 'R-1' (Single-Family Residential).

Staff Findings

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- If approved, the applicant intends to develop single-family residential homes on the property, which would tie into the residential development to the east.
- There are no known environmental constraints for this property. The property is not within any FEMA regulatory Special Flood Hazard Area (SFHA) and there are no known wetlands on or adjacent to the parcel.

Staff Findings

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- ❑ The property was annexed on August 24, 2021 via Ordinance No. 20-050 and zoned “A” (Agricultural District) in accordance with Killeen Code of Ordinances Sec. 31-124(a) – Newly Annexed Areas.
- ❑ The surrounding land uses are primarily residential in nature.
- ❑ To the north is a roadway leading to the residential development to the east, both zoned “R-1” (Single-Family Residential District).
- ❑ To the west is undeveloped property, and to the south is an existing residential property, both outside the city limits and in the ETJ.

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View of subject property looking west:



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Surrounding property to the South (residential property outside of the city limits):



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Subject property to the east (Mesa Verde currently under development):



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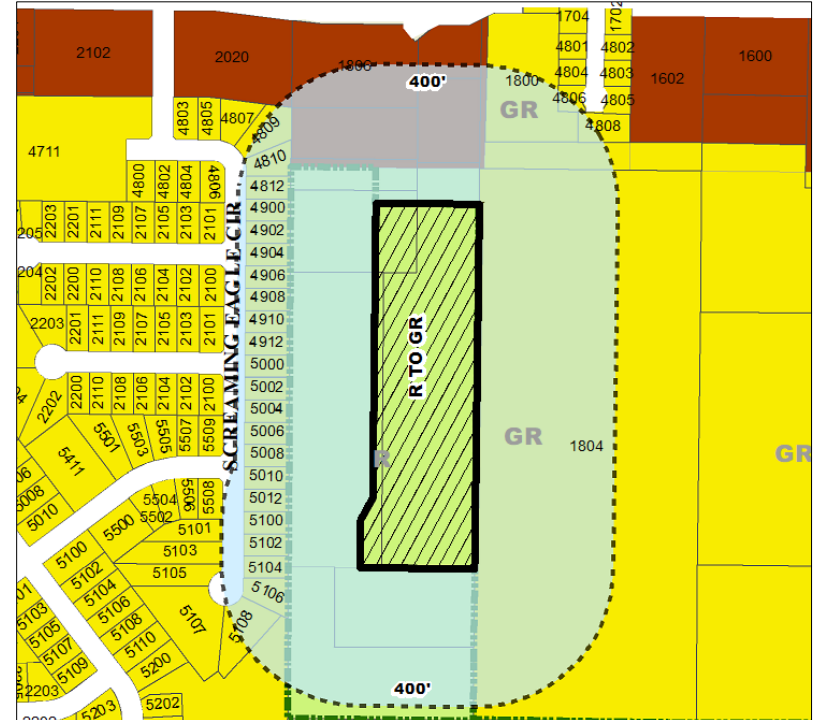
Subject property to the east (Mesa Verde currently under development):



Public Notification

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- Staff mailed courtesy notices to thirty-six (36) surrounding property owners within 400 feet regarding this request.
- Of those property owners notified, ten (10) reside outside of Killeen.



Alternatives

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- ❑ The City Council has three (3) alternatives:
 - ▣ Disapprove the applicant's request to amend the FLUM;
 - ▣ Approve a more restrictive FLUM designation; or
 - ▣ Approve the applicant's request to amend the FLUM.

Staff Recommendation

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- ❑ Staff recommends approval of the applicant's request to amend the Future Land Use Map (FLUM).
- ❑ Staff finds that the applicant's request is compatible with the adjacent residential land uses.

Commission Recommendation

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- ❑ At their regular meeting on October 4, 2021, the Planning and Zoning Commission recommended approval of the applicant's request by a vote of 6 to 0.