



FLUM AMENDMENT#Z17-20
'RURAL' TO 'GENERAL COMMERCIAL'

PH-17-040A

September 5, 2017

FLUM AMENDMENT #Z17-18

- The property is designated as ‘Rural’ on the FLUM
- Current designation encourages residential homesteads, agricultural uses, parks and public spaces, and natural or protected floodplain areas
- The requested ‘General Commercial’ designation is meant to encourage a wide range of commercial retail and service uses at varying scales and intensities



Current FLUM designation of 'Rural' (R)

3.75 acres, generally located on the north side of Watercrest Road, north of the intersection of Watercrest Road and Cody Poe Road in Killeen, Texas

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Requested FLUM Amendment



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The following items should be reviewed when a FLUM is being considered:

- Scope of the amendment
- Change in circumstances
- Consistency with other Plans
- Adequate Information
- Stakeholder Input

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- The Planning and Zoning Commission recommended approval of the request for General Commercial (GC) on July 21, 2017 by a vote of 4 to 1
- FLUM amendment is necessary to approve the applicant's concurrent zoning request for a zoning change from 'R-1' and 'A' to 'B-3'