

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
JUNE 3, 2019**

**FLUM #19-07  
'E' to 'GR'**

**A. HOLD** a public hearing and consider a request submitted by Clark & Fuller on behalf of True Fountain, L.L.C. to amend the Comprehensive Plan's Future Land Use Map (FLUM) from an 'Estate' designation to a 'General Residential' designation for approximately 4.634 acres and a 'General Commercial' designation for approximately .617 acres, being Lots 18 and 19, Block 1, Southwest Crossing. The total acreage of this request is approximately 5.251 acres. The properties are addressed as 6306 Trimmier Road and 6309 Turkey Trot Road, Killeen, Texas.

Vice Chairman Latham requested staff comments.

Senior Planner, Jerry Millard Jr., stated that Trey Simpson of Clark & Fuller, submitted this request on behalf of True Fountain, L.L.C. to amend the Comprehensive Plan's Future Land Use Map (FLUM) from an 'Estate' designation to a 'General Residential' designation and a 'General Commercial' designation for approximately 5.251 acres, being Lots 18 and 19, Block 1, Southwest Crossing. The properties are addressed as 6306 Trimmier Road and 6309 Turkey Trot Road, Killeen, Texas.

Staff recommended that the FLUM designation be changed to 'Suburban Commercial' ('SC') for the entire 5.251 acres being requested in lieu of a 'General Commercial' ('GC') and 'General Residential' ('GR') as this area has ample residential dwellings options, but limited local business enterprises. Staff is of the determination that this tract will provide greater community benefit under a 'Suburban Commercial' ('SC') designation.

Mr. Trey Simpson, 215 N. Main Street, Temple, Texas, was present to represent this request.

Vice Chairman Latham opened the public hearing.

Ms. Suk Baldwin, 2403 South Port Drive, Killeen, Texas, spoke in support of the request.

With no one requesting to speak, the public hearing was closed.

Commissioner Alvarez motioned to recommend approval as recommended by staff. Commissioner Holly seconded, and the motion passed by a vote of 3 to 2 with Commissioners Cooper and Gukeisen voting in opposition.

Vice Chairman Latham stated that the request will be forwarded to City Council with a recommendation to approve.