



CASE #FLUM19-07 'E' TO 'GC' & 'GR'

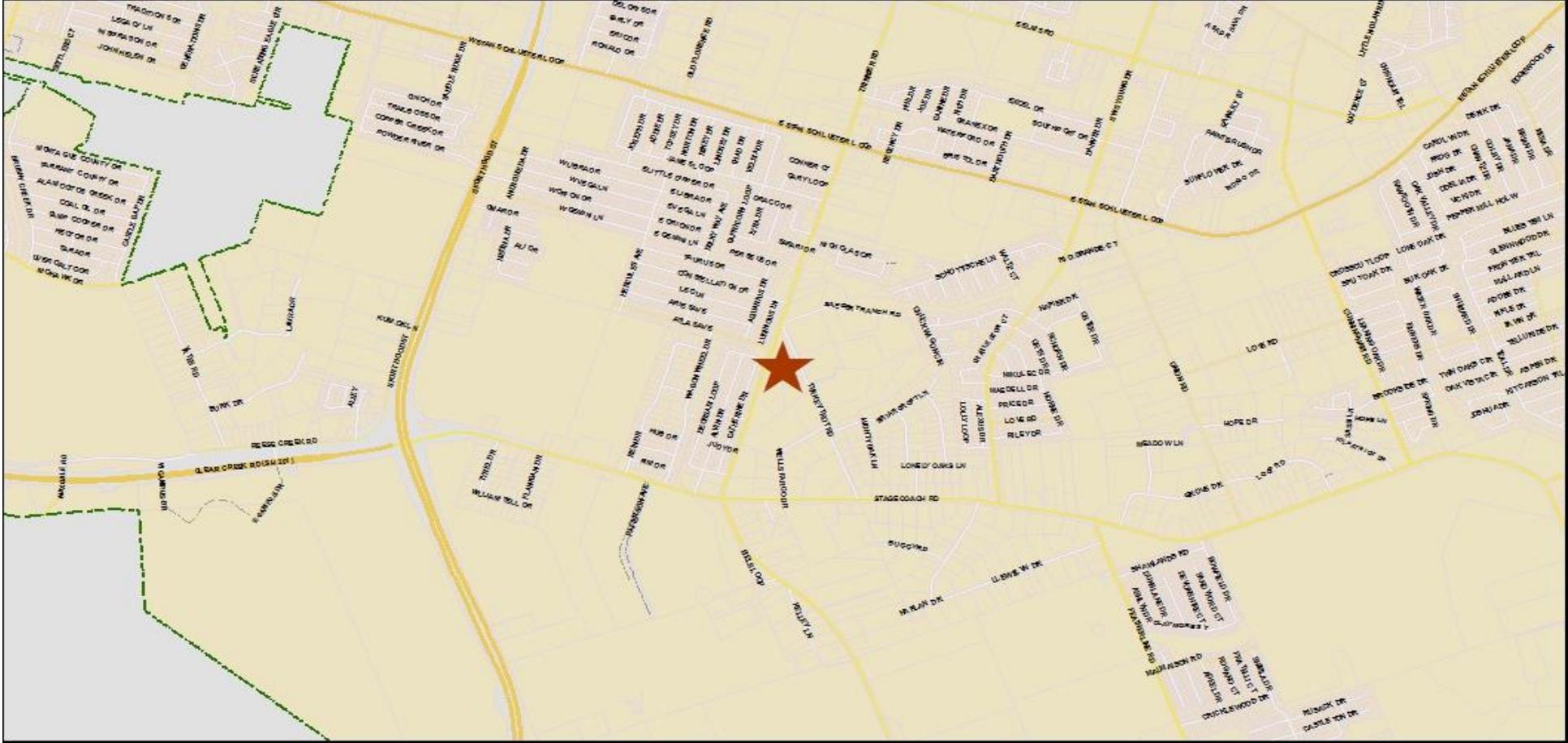
PH-19-021A

July 2, 2019

CASE #: FLUM19-07 'E' to 'GC' & 'GR'

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- Clark & Fuller, on behalf of True Fountain, L.L.C., submits this request to amend the Comprehensive Plan's Future Land Use Map (FLUM) from an 'Estate' designation to a 'General Residential' and 'General Commercial' designations for approximately 5.251 acres.
- The applicant intends to develop the property into two-family duplex and multi-family housing. The property is addressed as 6306 Trimmier Road and 6309 Turkey Trot Road, Killeen, Texas.



Zoning Location Map
Case: Z2019-13
 Council District: 3
 FROM: B-3 TO R-2 AND R-3A
 1 inch = 2,500 feet
 Subject Property Legal Description: SOUTHWEST CROSSING, BLOCK 001, LOT 18 AND LOT 19

LOCATION MAP



Zoning Case Location



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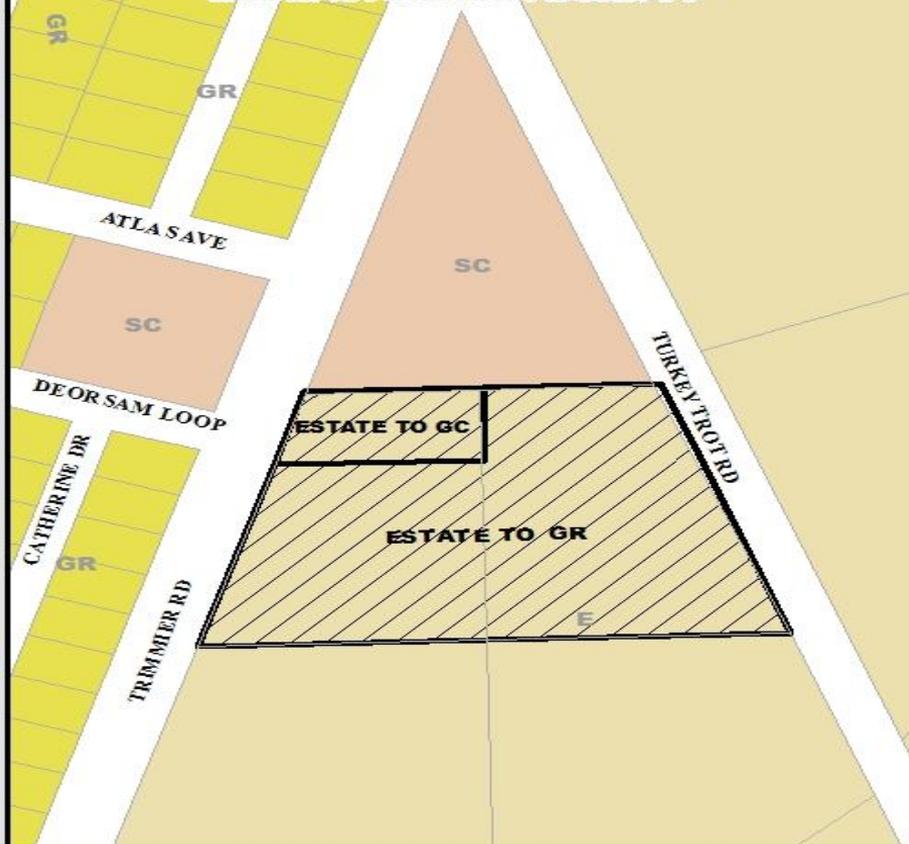
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The 'Estate' (E) designation encourages the following development types:

- Detached residential dwellings,
- Public and institutional uses, and
- Parks and public spaces.

This designation acts as a transition between suburban and rural character areas with typically larger 1 acre minimum lots where required by public health regulations to allow for both individual water wells and on-site septic systems.

EXISTING FUTURE LANDUSE MAP



REQUESTED FUTURE LANDUSE MAP



FLUM Notification Plan

Case: FLUM AMENDMENT 2019-06

Council District: 3

FROM: ESTATE TO GC AND GR

1 inch = 208 feet

Subject Property Legal Description: SOUTHWEST CROSSING, BLOCK 1, LOT 18 AND LOT 19



Legend

- Killen City Limits
- Bell County Area
- FLUM Case Location

- Urban Center (UC)
- Urban (U)
- University Village (UV)
- Planned Development (PD)
- Multi-Family Residential (MFR)
- Industrial (I)

Future Land Use Legend

- Neighborhood Conservation (GC)
- Residential Mix (R-MIX)
- Four-Plex Residential (RQ)
- General Residential (GR)
- Residential-Commercial Mix (RC-MIX)
- General Commercial (GC)
- Suburban Residential (SR)
- Suburban Commercial (SC)
- Business Park (BP)
- Estate (E)
- Parks-Recreation (P-R)
- Rural (R)

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- ❑ The 'General Commercial' designation encourages the following development types:
 - A wide range of commercial retail and service uses, at varying scales and intensities; office (both large and/ or multi-story buildings and small-scale office uses)
 - Public/ institutional and Parks and public spaces
- ❑ 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; Public/ institutional uses; Parks and public spaces

Alternatives

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- The City Council may:
 - 1) approve the FLUM amendment request;
 - 2) disapprove the FLUM amendment request; or
 - 3) approve a more restrictive FLUM designation.

Recommendation

- Staff recommends that the FLUM designation be changed to 'Suburban Commercial' ('SC') for the entire 5.251 acres being requested.
- The Planning and Zoning Commission recommended approval of 'Suburban Commercial' for the full 5.251 acres of land by a vote of 3 to 2, with Commissioners Cooper and Gukeisen opposed to the motion.