



CASE #FLUM19-01 'SC' TO 'GC'
AND 'R' TO 'GR'

PH-19-003

March 19, 2019

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- The Gary Purser Jr. 2000 Trust submits this request to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Suburban Commercial' designation to a 'General Commercial' designation for 7.858 acres and from a 'Rural' designation to a 'General Residential' designation for 79.117 acres for the property located at 5601 Clear Creek Road (S.H. 201), Killeen, Texas.

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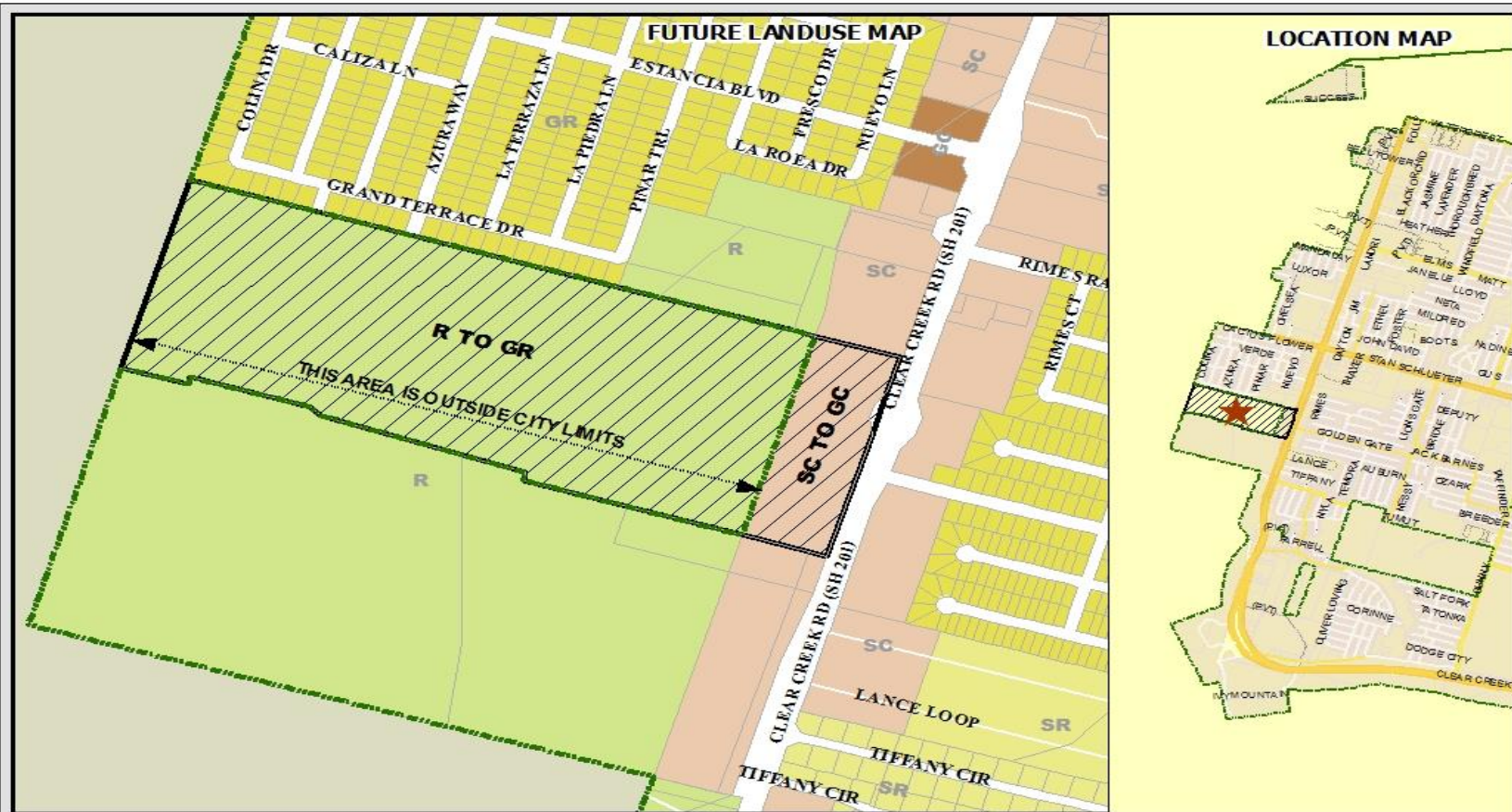
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The 'Suburban Commercial' designation encourages the following development types:

- ❑ Range of commercial retail and service uses, at varying scales and intensities depending on the site.
- ❑ Suburban character with reduced site coverage and less intensive land uses and more attractive developments.

The 'Rural' designation encourages the following development types:

- ❑ Residential homesteads
- ❑ Planned Development accommodating conservation and cluster designs
- ❑ Agricultural uses and agriculture-focused commercial retail
- ❑ Public/institutional uses
- ❑ Parks and public spaces.



FLUM Notification Plan

Case: FLUM AMENDMENT 2019-01

Council District: 4

FROM: R/SC TO GC/GR

1 inch = 654 feet

Subject Property Legal Description: 86.976 AC OF THE JAMES COOK SURVEY A161



EXISTING FUTURE LANDUSE MAP

- Legend**
- Killeen City Limits
 - Bell County Area
 - FLUM Case Location

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

Future Land Use Legend

- Neighborhood Conservation (GC)
- Residential Mix (R-MIX)
- Round-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)
- Park-Recreation (P-R)
- Rural (R)

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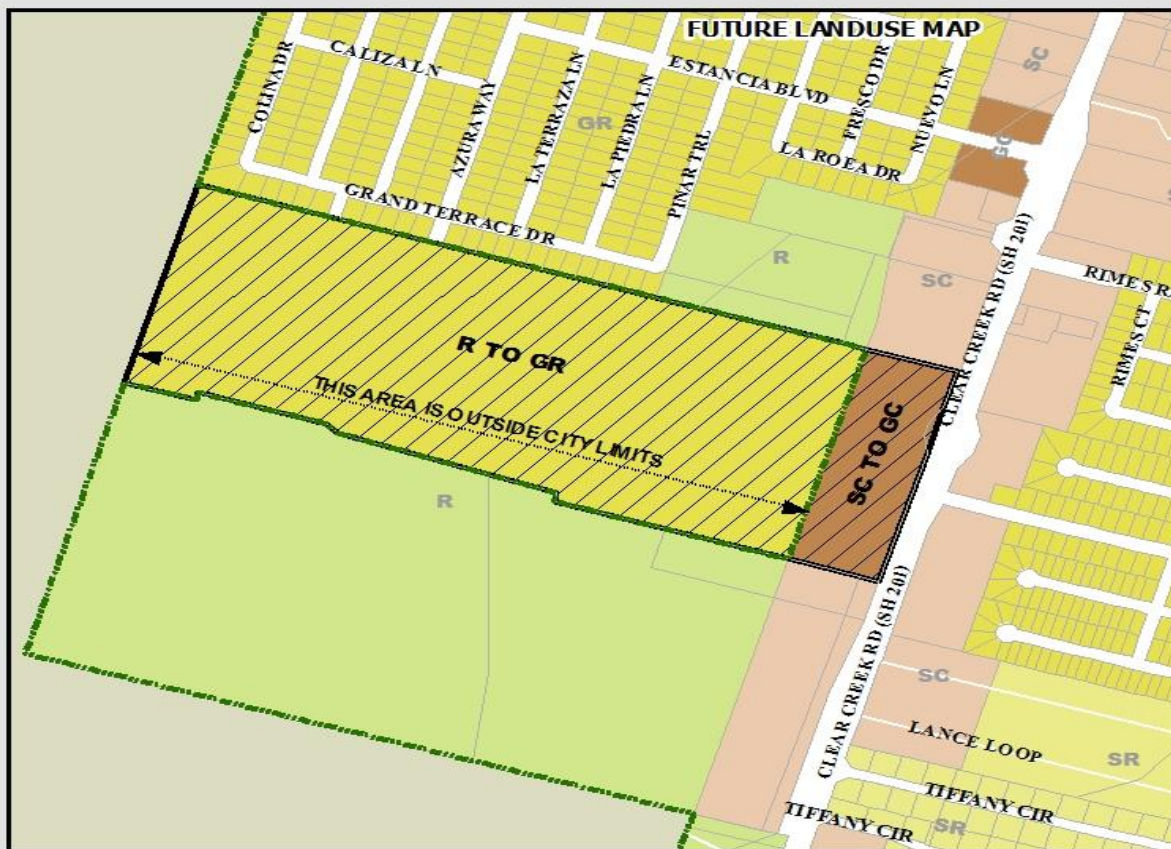
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If approved, the 'General Commercial' designation encourages the following development types:

- ❑ 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
- ❑ Parks and public spaces

If approved, the 'General Residential' designation encourages the following development types:

- ❑ Detached residential dwellings as a primary focus
- ❑ Attached housing types subject to compatibility and open space standards
- ❑ Planned developments
- ❑ Public/ institutional and Parks and public spaces



FLUM Notification Plan

Case: FLUM AMENDMENT 2019-01

Council District: 4
FROM: R/SC TO GC/GR

1 inch = 654 feet

Subject Property Legal Description: 86.976 AC OF THE JAMES COOK SURVEY A161



PROPOSED FUTURE LANDUSE MAP

- Legend**
- Killeen City Limits
 - Bell County Area
 - FLUM Case Location

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

Future Land Use Legend

- Neighborhood Conservation (GC)
- Residential Mix (R-MIX)
- Round-Plex Residential (RQ)
- General Residential (GR)
- Residential-Commercial Mix (RC-MIX)
- General Commercial (GC)
- Suburban Residential (SR)
- Suburban Commercial (SC)
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- The Planning and Zoning Commission recommends approval of amending the FLUM from 'Rural' to 'General Residential' for 79.117 acres (6 to 1 vote).
- The Commission recommends disapproval of amending the FLUM from 'Suburban Commercial' to 'General Commercial' for the 7.858 acres (6 to 1 vote) fronting Clear Creek Road (S.H. 201).