



CASE #FLUM19-10 'SR' TO 'GR'

PH-19-027

August 20, 2019

CASE #: FLUM19-10: 'SR' to 'GR'

- True Fountain, L.L.C. submits this request on behalf of Full Gospel Church (**Case #FLUM19-10**) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Suburban Residential' designation to a 'General Residential' designation.
- The property is addressed as 5603 Bunny Trail, Killeen, Texas and consists of 19.566 acres.



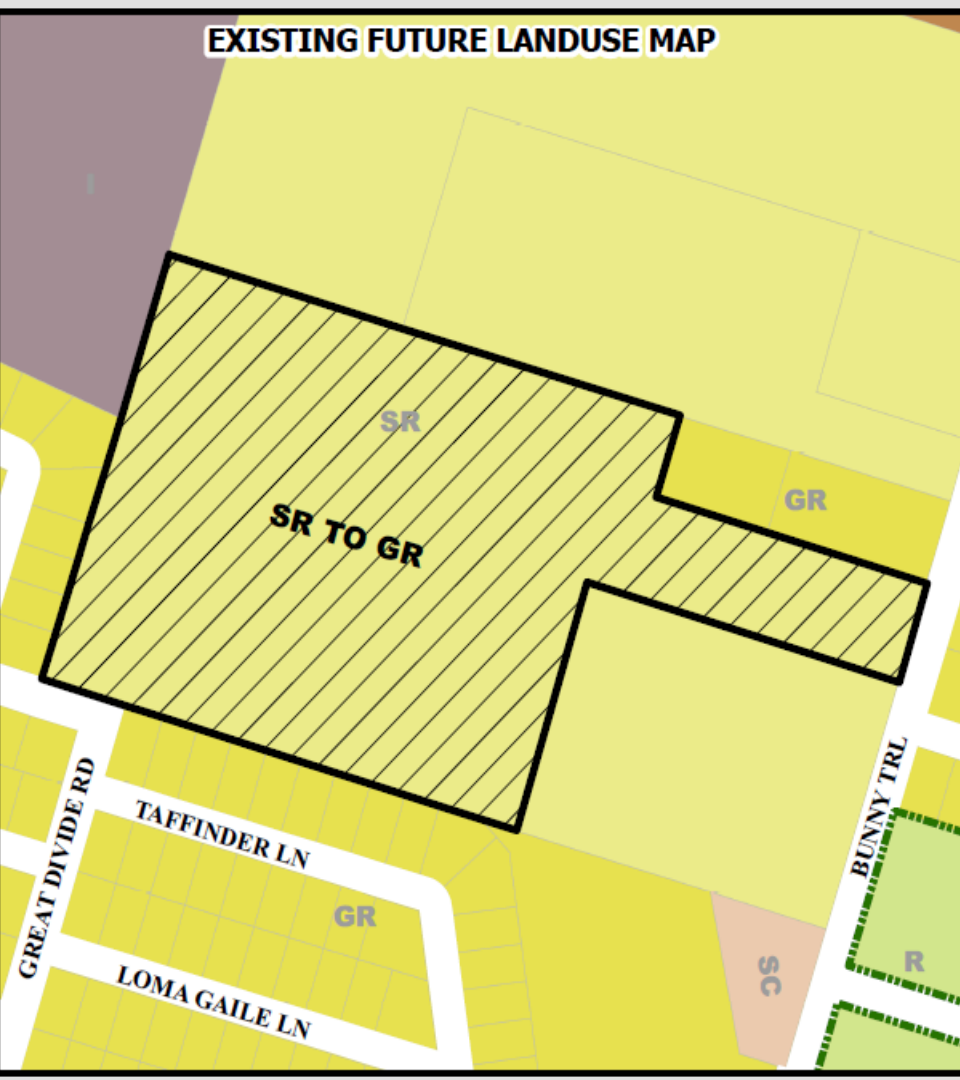
CASE #: FLUM19-10: 'SR' to 'GR'

- ❑ The 'Suburban Residential' (SR) future land use encourages a larger baseline minimum lot size for larger front yards and building setbacks and greater side separation between homes.
 - Detached residential dwellings
 - Planned developments to provide for other housing types in a Suburban character setting
 - Public/institutional
 - Parks and public spaces

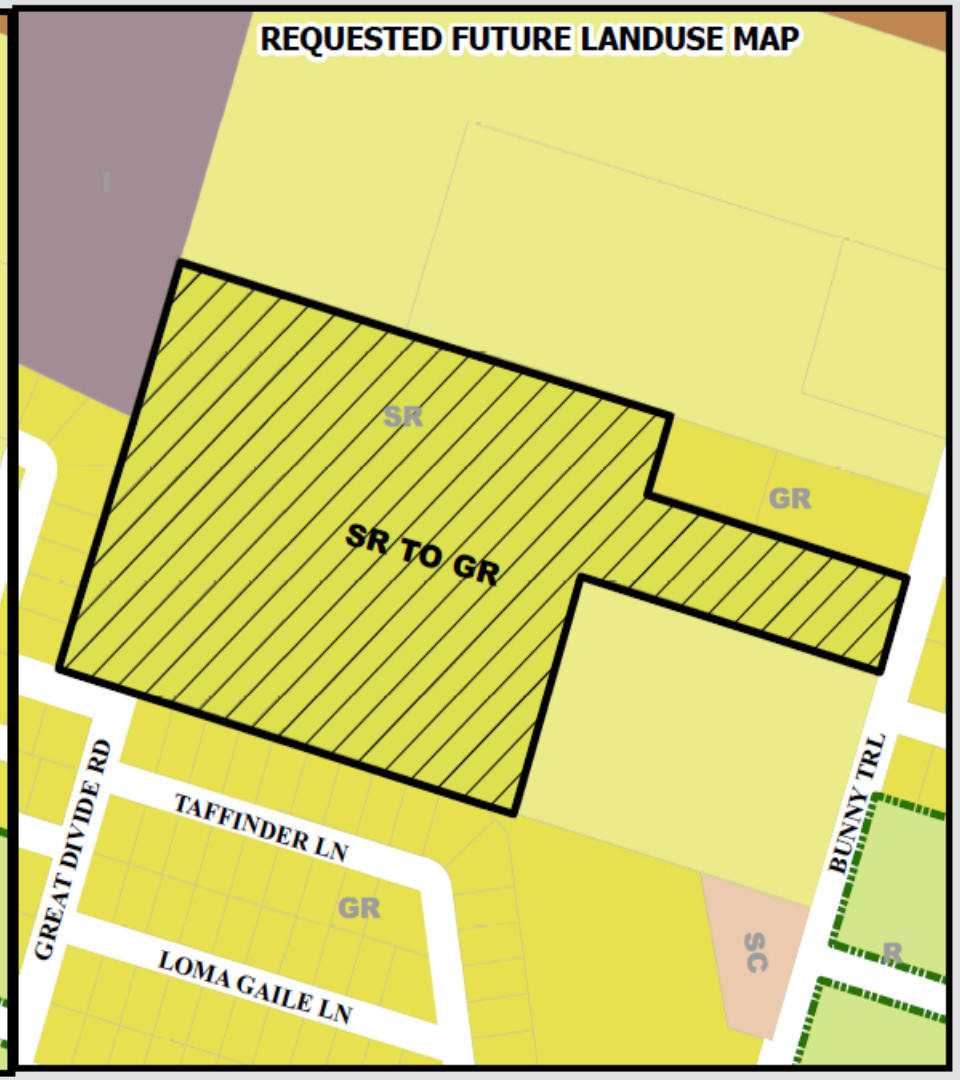
CASE #: FLUM19-10: 'SR' to 'GR'

- ❑ 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
 - Public/ institutional
 - Parks and public spaces

EXISTING FUTURE LANDUSE MAP



REQUESTED FUTURE LANDUSE MAP



Alternatives

- The City Council has three (3) alternatives. The City Council may:
 - approve the applicant's FLUM amendment request;
 - disapprove the applicant's FLUM amendment request; or
 - approve a more restrictive FLUM designation.

Recommendations

- The Planning and Zoning Commission recommended approval of the applicant's FLUM amendment request by a vote of 5 to 2, with Commissioners Payton and Ploecklemann opposed to the motion.
- Staff recommends that the City Council disapprove the applicant's FLUM amendment request. Staff's determination is that the property is appropriately designated; it is part of a larger area intended for suburban character.