



CASE #FLUM21-01: 'GR' TO 'GC'

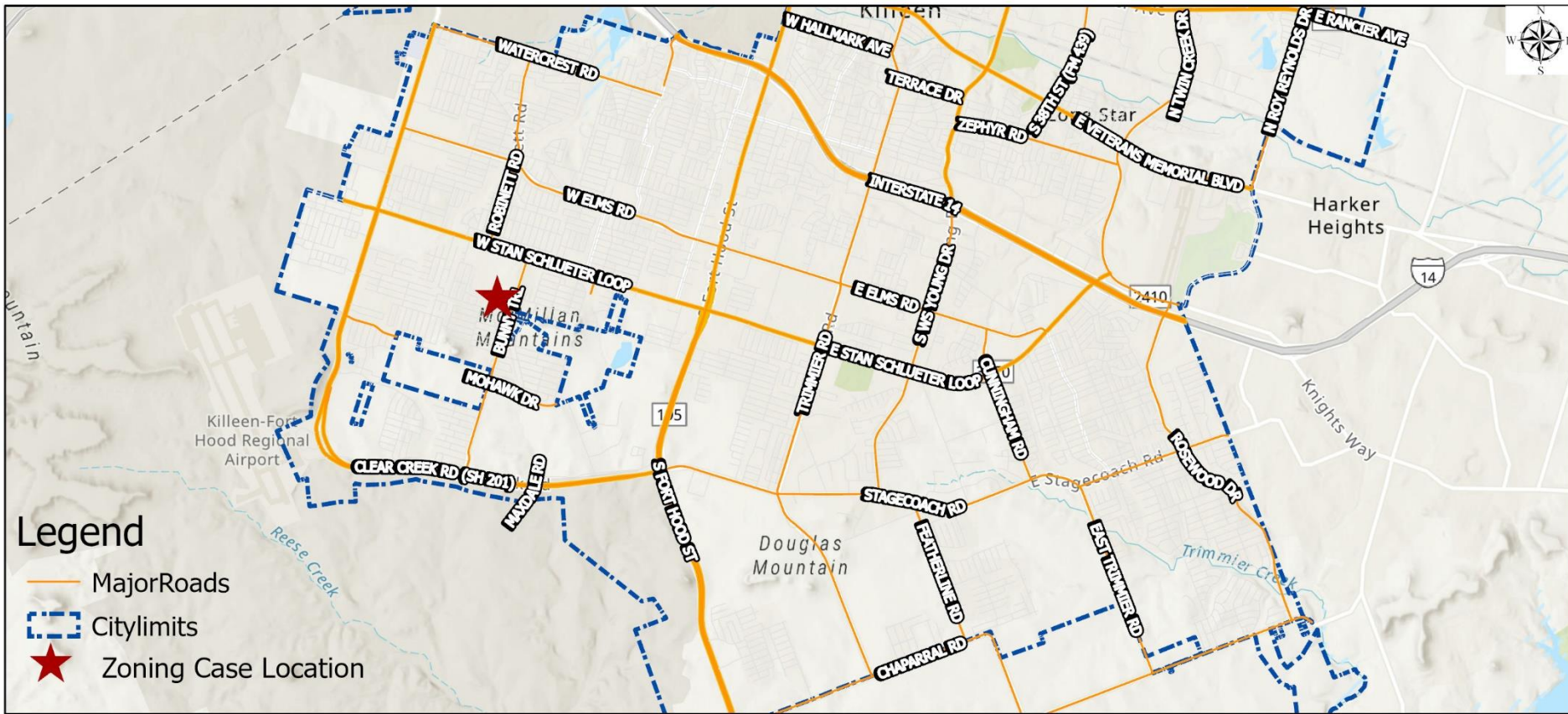
PH-21-022

May 18, 2021

Case #FLUM21-01: 'GR' to 'GC'

2

- ❑ Suk Baldwin submits this request on behalf of True Fountain LLC to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'General Residential' ('GR') designation to a 'General Commercial' ('GC') designation for approximately 0.55 acres out of the J.E. Maddera Survey, Abstract No. 600.
- ❑ The property is addressed as 5603 Bunny Trail, Killeen, Texas.



Attachment #1

Council District: 4

1 inch = 7,674 feet

Subject Property Legal Description: 5603 BUNNY TRL.

Zoning Map

Zoning Case 2021-08

Case #FLUM21-01: 'GR' to 'GC'

4

- ❑ Currently, 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.

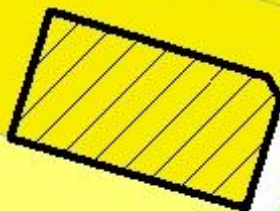
Case #FLUM21-01: 'GR' to 'GC'

5

- ❑ If approved, the 'General Commercial' (GC) designation encourages the following development types:
 - ❑ Wide range of commercial retail and service uses, at varying scales and intensities depending on the site;
 - ❑ Office;
 - ❑ Public/ institutional; and
 - ❑ Parks and public spaces.

EXISTING FUTURE LANDUSE MAP

REQUESTED FUTURE LANDUSE MAP



FLUM Plan Case: FLUM AMENDMENT 2021-01

Council District: 4

FROM GR TO GC

1 inch = 367 feet

Subject Property Legal Description: A0600BCJ E MADDERA, 3, ACRES 19.566



Zoning Case 2021

Killeen City Limits

Bell County Area

Legend

Collector, Existing

Minor Arterial, Existing

Existing Future Land Use Legend

General Residential (GR)

Suburban Residential (SR)

Rural (R)



Date: 4/20/2021

Alternatives

7

- ❑ The City Council has two (2) alternatives:
 - ❑ Disapprove the applicant's FLUM amendment request; or
 - ❑ Approve the applicant's FLUM amendment request.

Recommendations

8

- Staff recommends approval of the applicant's FLUM amendment request.
- At their meeting on May 3, 2021, the Planning & Zoning Commission recommended approval of the applicant's request by a vote of 5 to 1, with Commissioner Minor in opposition.