

**MINUTES  
PLANNING AND ZONING COMMISSION MEETING  
AUGUST 29, 2016**

**CASE FLUM #Z16-16  
'RURAL' TO 'SUBURBAN COMMERCIAL'**

**HOLD a public hearing and consider a request to amend the Comprehensive Plan's Future Land Use Map (FLUM) to change a 'Rural' designated area to a 'Suburban Commercial' designated area for approximately 11 acres, being part of the Thomas Robinett Survey, Abstract No. 686. The property includes 3901 and 4001 Robinett Road, Killeen, Texas.**

Chairman Frederick requested staff comments.

City Planner Tony McIlwain stated that the property is located southwest of the intersection of W. Elms Road and Robinett Road. The 'Rural' land use designation was applied along this portion of land due to the occurrence of a large floodplain area. The intent of property owners is to designate the property to 'Suburban Commercial' to allow commercial development. Currently, Robinett Road has dense residential development, and this area will accommodate low-intensity commercial and retail use.

If approved, the 'Suburban Commercial' designation encourages the following land uses and has the following characteristics:

- Range of commercial, retail and service uses, at varying scales and intensities depending on the site
- Office (both large and/or multi-story buildings and small-scale office uses depending on the site)
- Public/institutional
- Parks and public spaces
- Suburban character primarily from reduced site coverage relative to most commercial development

Mr. Pedro Quintero, Quintero Engineering, LLC, 415 E. Avenue D, Killeen, Texas, was present to represent this request.

Commissioners Harkin and Dillard had concerns on the aesthetics of the development. Mr. Quintero stated that the developers would have to follow the standards that are in place.

Commissioner Alvarez reiterated that the city owned property to the west would provide a natural vegetative buffer. Since the majority of the property is in the floodplain, the developer would have to follow additional requirements if the property owners decided to build in the floodplain. Mr. Quintero stated that only 4 acres were developable.

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

Commissioner Dillard motioned to recommend approval of the request. Commissioner Alvarez seconded the motion. The motion passed 4-0.

Chairman Frederick stated that this request will be forwarded to City Council with a recommendation to approve.