CASE #FLUM25-02: 'NC' TO 'RC'

PH-25-018

May 6, 2025

- □ Hold a public hearing and consider a request submitted by Central Texas Development Services, on behalf of RSBP Developers, Inc. (FLUM#25-02) to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Neighborhood Commercial' designation to a 'Regional Commercial' designation for approximately 2.376 acres, being Lot 1, Block 2, out of Trimmier Estates Phase One Replat.
- □ The subject property is locally addressed as 5310 Trimmier Road, Killeen, Texas.

- Central Texas Development Services, on behalf of RSBP Developers, Inc., has submitted a request to amend the Comprehensive Plan's Future Land Use Map (FLUM) from a 'Neighborhood Commercial' designation to a 'Regional Commercial' designation.
- □ If approved, the applicant's intent is to submit a subsequent request to rezone the property to "B-5" (Business District).



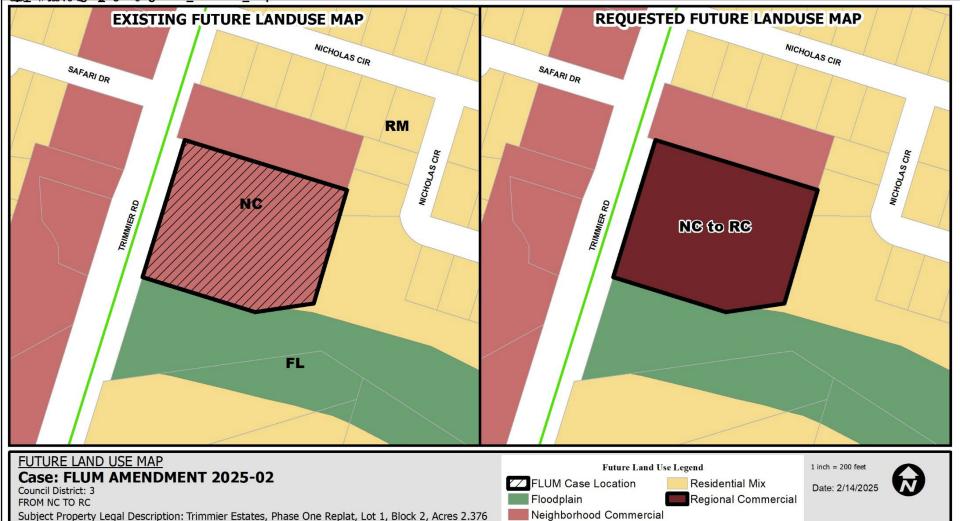
Case: FLUM AMENDMENT 2025-02
Council District: 3
FROM NC TO RC

Subject Property Legal Description: Trimmier Estates, Phase One Replat, Lot 1, Block 2, Acres 2.376



1 inch = 4,167 feet Date: 2/14/2025





View from the subject property facing south on Trimmier Road:



View from the subject property facing north on Trimmier Road:



View of the subject property facing east from Trimmier Road:



View from the subject property facing east across Trimmier Road:

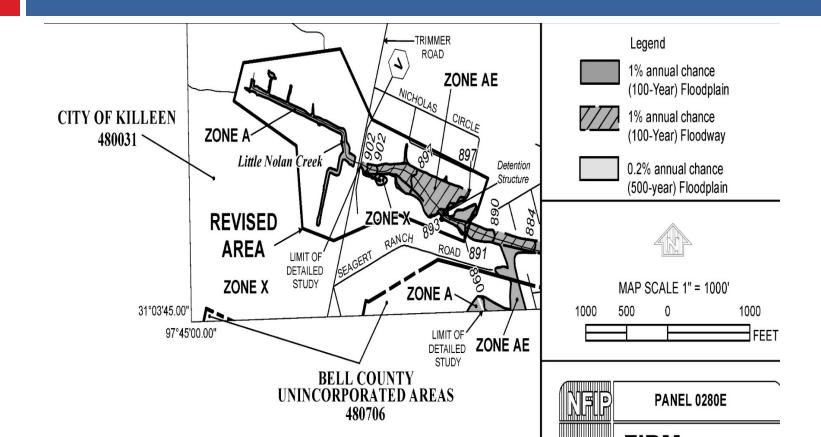


Environmental Assessment

- □ The property is in the Nolan Creek / Leon River Watershed.
- The FEMA Flood Insurance Rate Map is impacted by a Letter of Map Revision (LOMR), effective April 22, 2013.



FEMA LOMR Exhibit



Staff Findings

□ The subject property is currently zoned "B-3" (Local Business District), which allows for a variety of neighborhood commercial uses, including retail, restaurants, offices, personal service establishments, gas stations, convenience stores, banks, oil/lube stations, auto parts sales (new, at retail), mini/self-storage facilities, and other similar commercial uses.

Staff Findings

- □ If approved, the requested FLUM amendment would allow the applicant to submit a subsequent request for "B-5" (Business District).
- □ The "B-5" zoning district allows for a wide range of heavy commercial and heavy automotive uses, including auto sales, impound yards, trailer sales and rental, auto repair, tire recapping or retreading, mobile home sales, liquor stores, halfway houses, and building material and lumber sales (outside storage permitted).

Staff Findings

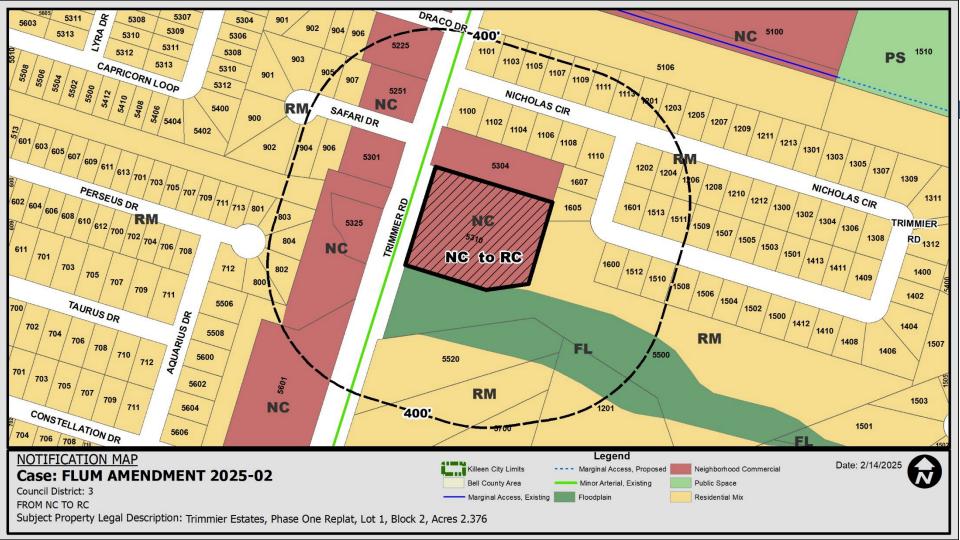
- □ Staff is of the determination that the applicant's request to amend the Future Land Use Map (FLUM) designation from 'Neighborhood Commercial' (NC) to 'Regional Commercial' (RC) is not consistent with the character of the area, or with the recommendations of the Killeen 2040 Comprehensive Plan.
- Staff is of the determination that the current "B-3" (Local Business District) zoning is appropriate, given the given the adjacent residential land use and proximity to the floodplain.

Public Notification

- Staff notified fifty-one (51) surrounding property owners regarding this request.
- Of those property owners notified, eighteen (18) reside outside of Killeen.
- To date, staff has received one (1) written response in opposition regarding this request.

Public Notification

- On April 1, 2025, City Council directed staff to provide written response forms in the notification letters sent to surrounding property owners regarding FLUM amendments.
- □ Notice regarding this FLUM amendment request was sent to surrounding property owners on March 12, 2025.
- Therefore, the FLUM notification letters for this case did not include a written response form.



Staff Recommendation

Staff recommends <u>disapproval</u> of the applicant's request to amend the Future Land Use Map (FLUM) designation from a 'Neighborhood Commercial' (NC) designation to a 'Regional Commercial' (RC) designation.

P&Z Public Hearing Summary

During the Public Hearing on March 24, 2025, one (1) citizen spoke in opposition to this request.

Commission Recommendation

- At their regular meeting on March 24, 2025, the Planning and Zoning Commission recommended <u>disapproval</u> of the request by a vote of 3 to 2.
- Commissioners Giacomozzi and Ellis expressed that they were in support of the request because the adjacent property is already zoned "B-5" (Business District).